

MINUTES  
MUNCIE COMMON COUNCIL  
300 NORTH HIGH STREET  
MUNCIE, INDIANA 47305



**MONDAY, MAY 2, 2022**

**PUBLIC HEARING:** 6:45 P.M., 1<sup>st</sup> Floor City Hall Auditorium.

ORD. 16-22 AN ORDINANCE FOR ADDITIONAL APPROPRIATIONS (BUILDING COMMISSIONER).  
No public comment.

ORD. 21-22 AN ORDINANCE FOR ADDITIONAL APPROPRIATIONS (STREET  
DEPARTMENT/PUBLIC WORKS).  
No public comment.

RES. 11-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA RESOLUTION CONFIRMING  
DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING THE DEDUCTION  
FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS (Muncie City View Homes II  
LLC).  
No public comment.

RES. 12-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA RESOLUTION CONFIRMING  
DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING THE DEDUCTION  
FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS (Top Star Realty Group  
LLC).  
No public comment.

**REGULAR MEETING:** 7:00 P.M., 1<sup>st</sup> Floor City Hall Auditorium.

**PLEDGE OF ALLEGIANCE:** Led by George Foley.

**INVOCATION:** Given by Isaac Miller, Board Member of Fellowship of Christian Athletes for East Central  
Indiana.

**CITIZEN RECOGNITION:** Councilman Polk explains his selection for Citizen of the Month is not only a great neighbor but what he does on a daily basis benefits the entire citizenship of District 4 and the entire City of Muncie. That citizen is Cedric Powell and requests that he join him up at the podium. Cedric was born and raised in Muncie, Indiana graduating from Muncie Northside High School in 1981. He is one of three children with an older sister and a younger brother. Cedric married his wife Tammy in 1995 and they have a son, Jordan, and tonight Tammy is in the audience as well Cedric's parents. Prior to joining the Muncie Sanitary District, Cedric drove an over-the-road truck from 1990 to 2006. It was during this time he was recognized for his safety record of driving 1,000,000+ miles without an infraction or accident. In 2006, Cedric was hired by the Muncie Sanitary District and has been employed by them for 16 + years. This is where Cedric shines. In communicating with the supervisor, Phil Reagan, Superintendent of Sanitation, about Cedric receiving this award, Phil said, "he is a selfless, caring, attentive and people-loving hard worker. The people on his daily

routes love him.” Phil told a story about how one family, during the pandemic, met him at their stop every week to sing Cedric a song that they had written about him during the week. Rain or shine, they were there. That is how much families love him. Another story told by Phil was when the City of Newcastle lost their trash trucks in a fire so our employees went down for a few weeks. The first day of helping the City of Newcastle, one of the drivers asked if this ‘Cedric’ guy was coming down. He had heard about him and even knew him by name so he’s known all over. Phil said, “Cedric is a legend, one of the best public servants in the country and above all a great human being. The Muncie Sanitary District is lucky to have him and I can’t think of anyone more deserving.” Polk explains he knows Cedric personally as they live in the same neighborhood and believes they moved in about the same time. He is more than a neighbor to everyone that lives in Halteman Village. Whether its seeing him and his wife out and walking the neighborhood (pretty much on a daily basis) or he is working in his pristine yard, Cedric knows no stranger. He is always waving or saying hello to passersby. Cedric is such a positive person to be around and makes our entire City more positive. Cedric is such an inspiration to everyone he comes in contact with and Muncie is lucky to have a person that will go the extra mile for a friend, family, neighbor, citizens of this District 4 and in the entire City. Polk personally drives by Cedric’s house every night on his way home from work and could have had the worst day or the most stressful day/week but seeing Cedric outside working. He may be washing his vehicle and Polk will always joke and says that his is next, but he always stops what he is doing and either waves and says hello and the stress or bad day is washed away when he sees Cedric’s grinning smiling face. He always does that, not only in the neighborhood but also at the Sanitary District as well. Someone asked Cedric out there if he is really always that happy and Polk believes he has never seen him angry. He is proud to not only call him his neighbor but to also call him a friend. Congratulations, the Muncie City Council May 2022 City of Muncie Citizenship Award is presented to Cedric Powell. Thank you for your generous commitment of time, support and inspiration to the Muncie Community.

On behalf of Cedric Powell, his family and his parents, he would like to say thank you to everybody. He states he enjoys what he does and will keep doing it.

<b>ROLL CALL:</b>	<b>PRESENT</b>	<b>ABSENT</b>
Aaron Clark	X	
Ro Selvey	X	
Troy Ingram	X	
Jeff Green	X	
Jeff Robinson	X	
Brandon Garrett	X	
Brad Polk	X	
Jerry Dishman	X	
Roger Overbey	X	

**APPROVAL OF THE MINUTES:** A motion was made by Polk and seconded by Ingram to Approve the Minutes from the Special Meeting on March 29, 2022 and the Regular Meeting on April 4, 2022. A roll call vote showed 9 yeas and 0 nays. MINUTES APPROVED.

**COMMITTEE REPORTS:** Councilman Ingram, Chair of the Environmental Impact Committee, states last Wednesday they held an Environmental Committee Meeting to hear from Planet Muncie on their climate resolution. Councilman Garrett and Councilman Ingram both attended that meeting. It went really well. Ingram has some information if anybody is interested. He would be happy to email it to everyone.

**REPORTS OF CITY OFFICERS:** Don Finnegan, Indiana Run for the Fallen, appreciates the Council allowing him to come up here as it is that time of year again. Honor and Remember is an organization with a perpetual remembrance flag that has been adopted by 26 states, including the state of Indiana to recognize all of our fallen military. That amounts to 1.3 million+ in the last 246 years that have given their lives so that we can come here tonight and enjoy this meeting. With that, that being the parent organization, there is a Run for the Fallen which calls a comfort to the families. There will be a 140-mile physical run on May 13<sup>th</sup> to May 15<sup>th</sup> from Fort Wayne to Indianapolis. It is ran by relay teams of 4 runners each running a mile at a 9-minute pace stopping for 2 minutes to read out the names from the war on terror from the Hoosier State. There will be 545 names read out from Indiana this year. They just so happen to come through beautiful Muncie, hitting the north city limits at Highway 3 Hardware at noon, coming down Broadway to Martin Luther King to Wysor and stopping every mile. There will be a stop here at City Hall and additionally, there will be 2 families of the fallen here. One of them, you may recognize. The name of Jacob Sexton who took his own life on his leave from Afghanistan back in 2009 at the Muncie Movie Theater. His parents, Barb and Jeff, are always there to hear their son's name called out. With the calling out of the names comes a brief ceremony, which is part of not forgetting and is the reason why. People ask what they can do. Well, they do not need money. What he does need is people to come out. Either be at these stops or join on Facebook, Indiana Run for the Fallen or [Indiana.runforthefallen.org](http://Indiana.runforthefallen.org). From City Hall, they will end up at the McCulloch Park at Highland and Martin Luther King and will then head out to Kilgore. Basically, there is a stop every mile. It is hard to say how many families as they run but around 55 to 60 families in general. He encourages people to be alongside the road and come out to a stop, meet the families and ask them about their son or daughter. Stand up and let them know because they (do) want to know and want people to learn about their son or daughter. He hopes that Mayor Ridenour will run since he is considered a triathlete that can probably run this stuff backwards. Mr. Finnegan appreciates the Council for allowing him to come up and explain how they are coming through town. He apologizes to the people that will be in a hurry on Saturday and end up getting stuck behind them. The MPD will lead be leading them and will be their protectors.

**APPOINTMENTS TO BOARD AND COMMISSIONS:** President Robinson explains there is none this month. However, a longtime member of the Beech Grove Cemetery Board resigned recently so there will be an appointment to the Beech Grove Cemetery Board at the upcoming June meeting.

**ORDINANCES PREVIOUSLY INTRODUCED:**

ORD. 11-22 BEING AN ORDINANCE TO AMEND THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE FROM THE R-3 RESIDENCE ZONE TO THE BV VARIETY BUSINESS ZONE ON PREMISES LOCATED AT 3405 N. BELLAIRE AVE. MUNCIE, INDIANA.

A motion was made by Ingram and seconded by Overbey to Adopt.

President Robinson explains this has been covered many times. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

ORD. 12-22 AN ORDINANCE OF THE CITY OF MUNCIE AMENDING AND UPDATING CHAPTER 32 (LEGISLATIVE) OF THE CITY OF MUNCIE CODE OF ORDINANCES.

A motion was made by Polk and seconded by Ingram to Adopt.

President Robinson recalls this just being an update to the Code Ch. 32 Legislative. A lot of the City Code is outdated so he gives a big thanks to all that has been involved in updating that. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

**ORD. 13-22 AN ORDINANCE OF THE CITY OF MUNCIE AMENDING AND UPDATING CHAPTER 33 (JUDICIAL) OF THE CITY OF MUNCIE CODE OF ORDINANCES.**

A motion was made by Garrett and seconded by Ingram to Adopt.

As was the case with the previous ordinance, this ordinance is simply an update of the current Code Ch. 33 Judicial. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

**NEW ORDINANCES:**

**ORD. 15-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA REAFFIRMING BUILD – OPERATE – TRANSFER AGREEMENT, AND PLEDGING A SOURCE FOR AMOUNTS PAYABLE THEREUNDER, AND TAKING CERTAIN OTHER RELATED ACTIONS.**

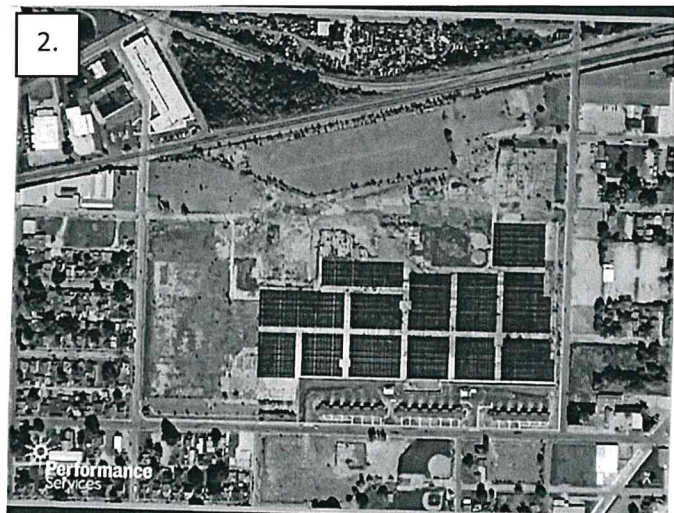
A motion was made by Green and seconded by Polk to Introduce.

Mayor Ridenour states they are going to have some professional experts come up to shat briefly afterwards but wanted to give an overview of what they are doing. He appreciates that everything in the last 15 months or so has so far been unanimous because they plan to take the old Chevy plant, the facility on West 8th Street, and turn it from a brownfield to a bright field. The reality is there was nothing else they could do with it and that particular place is in need of assistance for the neighborhood. It has needed work and investment from the City and Mayor Ridenour states they are very happy to do that and hopes that they will all move forward with this. There is a number of positive thing and believes it is in a situation where the EDIT funds intend to make the payments which can be heard from the financial experts. They intend to have the cash flow go into the General Fund to help build it for not only now but also for the future, continuing for years and years. These panels are built – the system will be put in place and it could be 20, 30 or 40 years from now years from now where they may have to replace panels but the system will still be in place. This should be something that each one of the councilmembers, the Mayor and everyone in the Administration that has helped with should be very proud of long after many of us are probably not even on this Earth. Even then, it will still be generating revenue for City and will be doing so in a way that is great for the environment with putting in solar fields. He doesn't think he has to sell any of them on the value of putting in a solar fiend. He recalls passing out another Solar Project Timeline to each of the councilmembers and the only thing added from the last one provided to them was yet another meeting with the Neighborhood Association as well as this meeting so there was not a whole lot to add. Mayor Ridenour states they have been to the Neighborhood Association many times who are thrilled about the investment in their neighborhood. When adding to that, the fact that with City View Homes (which is also another item getting finalized today and City View II) there are 10 new homes being built in that neighborhood. By adding this multi-million dollar investment plus the homes, that neighborhood and side of town will finally start feeling like they are getting some of the value they have felt they needed. It is a feeling that the neighbors have told the Mayor at the Neighborhood Association meetings. He is very excited about this and hopes that the Council will join him in moving this forward.

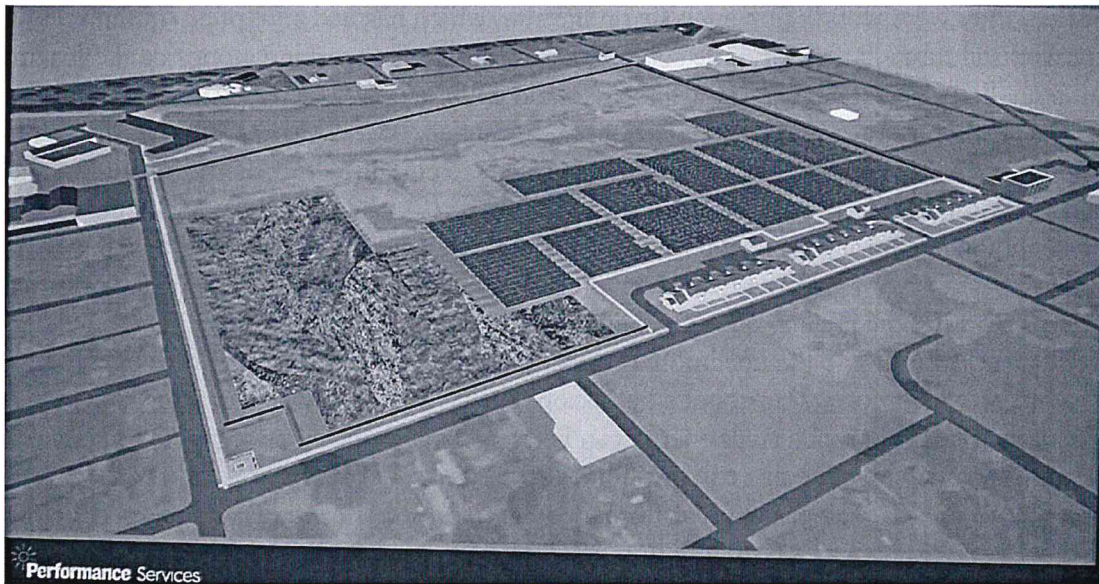
Greg Martz, Managing Partner in GM Development of Springport, states they have a brief slideshow for the Council this evening. First, he thanks them for having his team back. For those that are not aware, he will give a brief overview of the history of the project so far because it is quite a long history already and will then talk about steps moving forward. As the Mayor was talking about, the Project is a solar installation project at the former Chevy plant site which he is sure everybody in the audience probably knows where that is (in the Thomas Park Avondale Neighborhood). They originally responded to a public request for proposals that was back in August of 2020. Again, this has been almost a year-and-a-half worth of work already being done between the Developer and the City. Underneath the statute they were working under, the period between when they submitted and when they had the Public Hearing in January is called a Scoping Period.

During that time they were working on analysis on the site, which has had a lot of environmental issues in the past so were working through that for quite some time. Additionally, working alongside the Environmental Specialist to get a better understanding on what could and could not be done with that site. All that was finished up in winter of last year with a Public Hearing in January of this year. At that meeting, they had a presentation ready but there was a slight glitch in the system so couldn't show their PowerPoint and thought they would do so tonight. Martz indicates they will actually be back again in June and could possibly make the same presentation again for anyone who might have missed it tonight. They aren't asking for a vote tonight as this is obviously the first reading of the ordinance but just wanted to provide the information so that over the next 30 days if there are any questions, they can be addressed and answered publicly at the later months meeting. In regarding to the upcoming presentation, there has been a lot of work gone into this. The next speaker will provide information about a helioscope he has been being working on over the past year that essentially demonstrates how much solar energy can be created as well as working with the power company on figuring out how much revenue that can turn into.

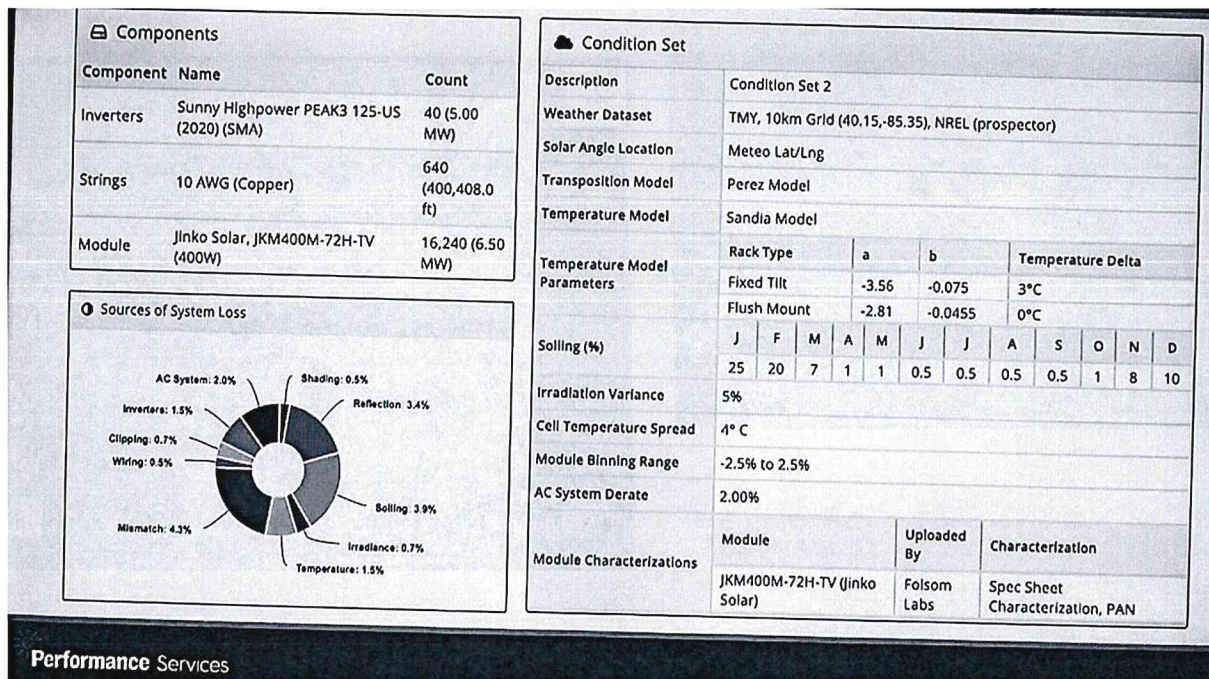
Ryan Stout, Solar Developer with Performance Services, explains they had looked at is this underutilized area, also known as a brownfield. They looked at several places in the City and found that this is a really good location for many reasons (that they think). One, mainly because of the power source that is already there. That is a reduction of costs because the Chevy plant that was there with a lot of power feed lines coming in. They knew that the interconnection into the utility and the upgrade cost would be low so decided to look deeper into this site.



Slide #1 above shows how the property sits right now and slide #2 shows it with the solar field edition. With that, they would be looking at a 6.5-megawatt solar field that is 5 megawatts AC. From a design standpoint, knowing that they wanted to protect the City and everyone involved, they didn't want to dig into the ground so looked at a design where it would sit on top of the concrete. It is ballasted so that would remove any type of conditions where they would be removing soils or have to dispose those at a very costly manner. Everything that they are doing is above ground and IDEM has already looked into it and given a nod of being the best way to go.

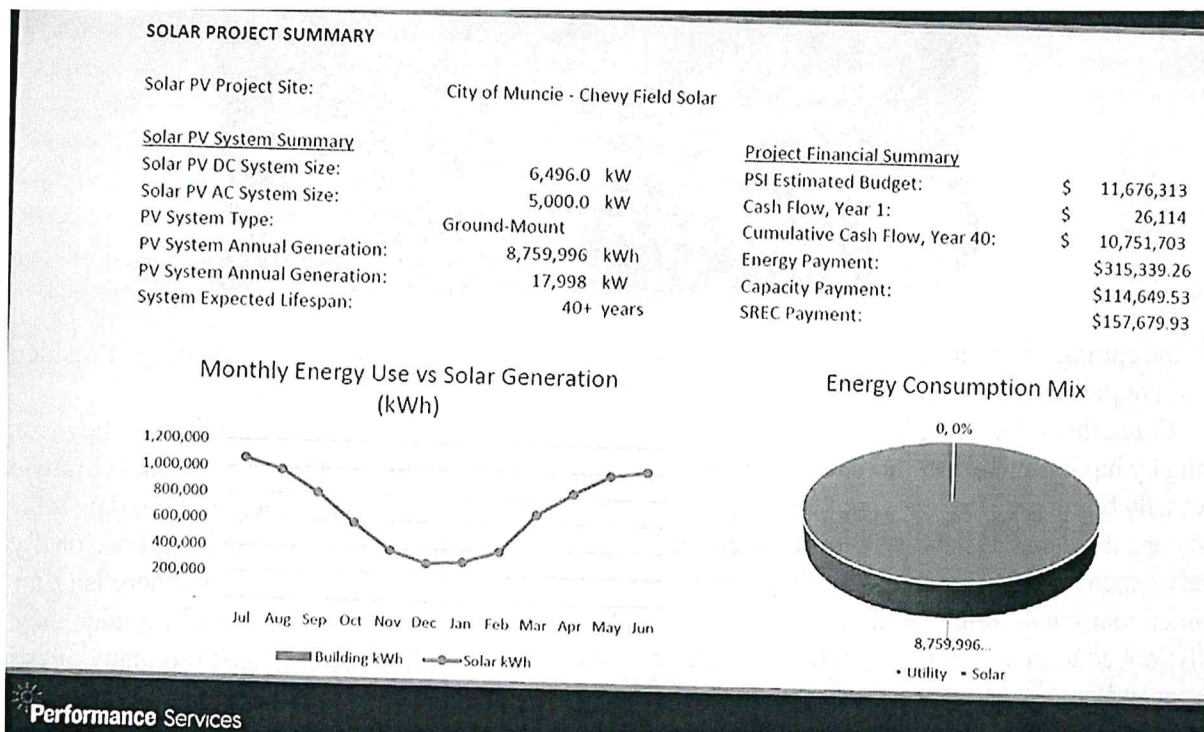


The slide above shows a more conceptual drawing of the solar panels including an area to the southwest that has some vegetation. There was a lot of rubble and dirt mixed in that area so they were possibly looking at putting in a pollinator field. (Pollinator fields are a big thing in the solar world.) The plan is to utilize that usable area for a pollinator field and then putting together a small little area down in the southwest corner for a walking trail and benches for people to sit. It would be a little pike-type park setting by the solar field.



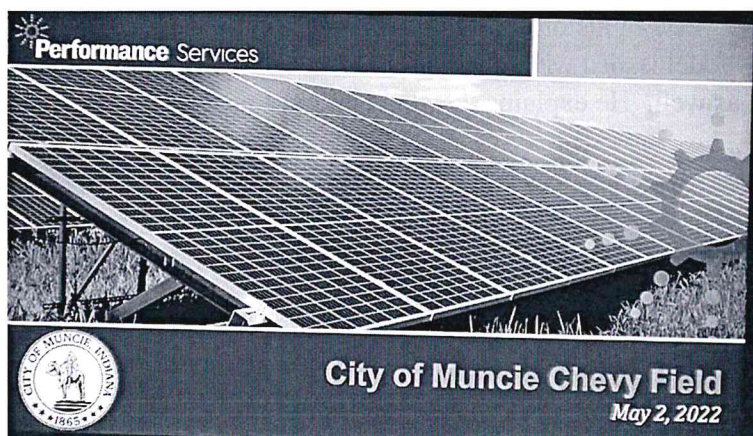
Stout acknowledges there being some questions on where they are getting their data from and what all they are accounting for. He decided to take a quick snapshot of part of the extensive program that they do to design these. They are looking at about 40 inverters placed out there and each inverter would be 125 KW so redundant. If one inverter would go out, the whole system is not down and is made up so there is as much up time as possible. This is a power production facility so they want to make sure they are producing power as

much as they can. He explains it is separated out into different fields. They are talking about 16,000 + solar panels out there. In going into the design, they have to take into account losses as well. Whether that be weather such as snow, reflection, shading, etc. can be taken into account so he was sure to mention the different kinds of system losses they take in account for. He explains how they have very conservative numbers and want to meet or exceed expectations. That being said, they have upped their soiling losses and made it more. He refers to the graph to the right and the high soiling percentages in the winter months. That is something that the helioscope software doesn't usually take but over the last 8 years that they have been doing these large systems, that is what they are finding in the Midwest. They adjusted their back end model to be more conservative and realistic of what is going on in today's weather sets. The base weather sets, the Perez Model, is off of 25 + years of historical weather data of full on sunny days, cloudy days and partly cloudy days. This Perez Model is also what the National Renewal Energy Laboratory uses so it is a very solid model that is financeable as well. He explains they have to have models that finance companies will approve.



The slide above is a quick snapshot/highlight of the overview of the system. Like he said, it is just under 6.5 megawatt DC, 5 megawatt AC and upsized the DC systems so it helps the inverters produce maximum amount of efficiency on the panels and production. The system output is just 8.7 billion kilowatt hours a year. The way they are connecting in this system, they isn't going behind any facility and will go directly into AEP lines. It is called a QF facility, qualified facility. There are several different ways to get paid on this, not just for the energy produced (8.7 million kilowatt hours) but also the capacity credits as well. The busy times during the peak periods of the day or when the solar field is producing power is lowering AEP's need to push power. Different businesses and homes in the area kick on so there is a capacity credit and an energy credit to this. On the right hand side, the budget can be seen in real dollars (although the industry is crazy right now). However, have secured pricing on their product. The net positive cash flow for year one is \$26,000 which is a little bit lower than most years just because they are accounting for the construction schedule and not having that full year to produce the power. The years after that range from \$40,000 to \$60,000 and that is what they are seeing in their models. Accumulative cash flow over 40 years is \$10.7 million. That is what is being

gained in revenue at the end of 40 years off this system including the cost of paying back the system for the loans. They also break it down, too, by the energy payment from the realistic dollars that the AEP has told (today). Regarding the credits, the first year is going to be \$315,000 of that credit will be in your energy, about \$115,000 will be in capacity and there is also the SREC payments (solar renewable energy credits) which are of value as well. These can be sold from the AEP market in the Pennsylvania territory in their tier one market. Right now, they are going for \$22 an SREC. Stout has modeled \$18 because he knows they can do long-term such as 10-year contracts with that \$18 to \$19 range. That is just being conservative in their numbers to bring the most resiliency in the system and is able to make it so that cash does flow and exceed expectations.



That is the ending of Stout's presentation and it wraps up what he has to go over this evening. President Robinson requested Stout email this presentation to the Council. Stout agrees to do so.

Councilman Green refers to the panels appearing to be in a fixed state and questions if they would gain anything by having the panels able to be rotated according to the movement of the sun. Stout acknowledges that actually being their first design. As they rotate, they produce more power throughout the day, which actually ups the capacity credit. Unfortunately, it was one of two things. You can't ballast those or if you do, it is very expensive. In this instance, they couldn't penetrate the ground. Green confirms there isn't an automated rotation system that could do that while holding them stable. Stout agrees and explains they actually looked at that in that pollinator field area but working with IDEM, there is just too many questions at this point and didn't want to have anything stall down the road. However, a single access tracking system was looked at as well as a different racking. This system, being a ballasted system, has a little bit lower angle than what they would typically like to see on a ground mount so that lowers production. They would also be using bifacial solar panels. Regarding the concrete, once it is cleaned it will offer more reflection accounting in for a small portion of that but again, bifacial panels can be 10% to 20% more productions and calculated in about 5% more production for those. Green asks if there are other panels that can generate more energy as opposed to the ones they have selected. Stout states no, all the panels right now are hovering around 20% to 21% efficiency so they can get bigger modules but they would be a bigger footprint too. That has to be taken in consideration when looking at the design when dealing with 16,000 modules. He mentions in their off settings and in spacing and in row spacing, pretty much all the modules, no matter what size you have them now, are going to be enough efficiency range. Green questions if there is a possibility of adding more to the field later. Stout indicates yes, actually, they have another meeting with AEP this week. Originally, he explains they had looked at doing a 10-megawatt field instead of 5 but for the ease of pushing this through and the faster they can get this out there in the field, it is producing power which produces revenue. They broke it up into Phase I and Phase II and are working with AEP on Phase I right now. When that is all said and done, they will see if it is possible for them to do a 2 or 3-megawatt and branch them out. However, what they really did with this one

was stay out of all the contaminated areas. That is really why they placed them in the areas they did, because the other areas, he claims, they do not want to be in. Green understands and thanks him.

Dishman questions the setback for the solar panels from the homes in the area. Stout state it is 150 feet. Dishman then questions if the City has any liability if the anything happens to those. Stout explains solar fields are just covered under a normal umbrella insurance policy because there is so many different small parts and pieces in that. The liability would be what they have partitioned off in here too. They don't take O&M but rather encourage put away from O&M and just help guide through that. The first year, they cover all O&M expenses so those are taken care of the first year. Then, they can kind of question if there is someone in the City that might want to look over this a little closer or if there is a company they would like to hire to do this or if this is something where they can keep monitoring it. They would monitor it for the City and make aware of anything as well as having that point of contact to say (maybe) there is an inverter that is not producing as much as it should it so they would send someone out there to look at it. Dishman clarifies that the Developer is covering a warranty for the first year. Stout answers yes, from the production standpoint just in making sure the systems are working correctly because once it is up and running, it is optimized and just kind of sits there. That is the nice thing about the crystalline modules (the ones being used here). They are actually the oldest technology but it is the most proven technology and how they know it is going to be 40+ years. A lot of developers are looking at 50+ years with these panels being in service and still producing power. From an O&M type of standpoint, they just like to provide that year to really find out what they are seeing. They continue to work with the City and points of contact throughout that process and help make that decision of what is the best route to go forward, if they want to do it in house or just hire a service to do it. Dishman clarifies that after the first year, the liability is the Cities. Stout states yes and explains the solar panels have 25-year power production warranties as well so that is covered by not the manufacturer but a third party insurance company.

Councilman Clark refers to it being a ballasted system and obviously, being a brownfield and unable to dig into it. He questions if there is going to be any kind of footing or crash crushed gravel and wants to know what these are going to be sitting on. Stout indicates that is actually the beauty of the site out there, there is so much concrete and asphalt that they are basically going through with their environmental firm and getting that all brushed off and cleaned up so they can be placed right on top of it. Clark questions if they are rigid and if there is any type of tipping or sinking concern. Stout states no and in reality, the concrete out there is in some places 4 feet thick and believes there must be a minimum of 18 to 24 inches. What they will do, though, is smooth any breaks or little ridges in the concrete out. The panels themselves (or the racking) can take a 7% incline. So, they want them to look nice and not be out there really jagged so will clean it up to make it as straight as possible.

Councilman Polk has a few questions on the interest rates and wonders if that is already locked in. He refers to where it states "not to exceed 4.5%." Martz approaches and explains they have been working with a financial advisor for the past 2 or 3 months and all these projections seen tonight they have and one of the things that they've said was very important was that the rate was locked in for the entire time. What they're proposing is that the rate be locked in for the entire period. It can be seen in the lease financing that they proposed 2.97% and Martz would say yes that is locked in. The only thing that he would then worry about would just be the next 30 days... In talking, the financial advisor had finished some analysis on Friday that was very good which actually makes the loan stronger than what they even thought. So, that was something that he was worried about and at one point they were going to ask the Council if they could suspend the rules, although, that worry went away on Friday and is why they are confident and still giving the same proposal even with the 30-day delay in having a second reading next month. Yes, they feel confident in the proposal in front of them. Polk confirms it is a fixed rate throughout the entire term. Martz states that is exactly right.

President Robinson questions the estimated maintenance costs per year. Stout answers for a system this size, being just a fixed racking system, they are looking at an estimate of about \$15,000 a year. Robinson asks what that maintenance generally includes. Stout explains they monitor all their systems. The inverters that they are using are the smartest inverters out there now where they actually will prewarn them if something is going on. They find that every helpful in having that uptime. He explains they will get an email along with anyone who is in the point of contact if there is an interview. It is really just facilitating that and is really why that first year, they'd like to help walk them through it with their Performance Assurance Group as they'll just really help whoever is going to be watching over this a little bit for the City. Typically, they will provide a list of people (local electricians or solar providers) that can help out in different situations so will be part of the whole process in the O&M manual. It is really straightforward. It is fixed tilt. Besides a lightning strike that could happen, which has happened before, vandalism is about the only other thing that they would run into. Robinson refers to the mentioning of sending this power to Pennsylvania. Stout reiterates the SREC's, the solar renewable energy credits, yes. Robinson asks the rate because this goes into American Electric Powers grid. He before states how he is no expert on solar. Because net metering in Indiana is as of June 30<sup>th</sup> no longer a thing, he asks the rate that the power company would purchasing that kilowatt power. Stout responds on a qualified facility, which is basically saying there isn't any electric service there so they have the published rate right now depending on if it goes on peak, off peak or time of use. It is between 3.45 cents and 3.67 cents. The capacity credits are \$5.45 per KW of power and the SREC's are (right now) spot market \$22. He showed \$18 in the financials but right now it is \$22. They are going to get longer-term contracts, too, once they set up the facility. A system of this size will be very valuable to an off taker in being much less paperwork to do a bunch of smaller systems. They are looking at a 10-year contract and wanted to do that for about \$19 is what they said. Robinson refers to the \$15,000 per year for maintenance costs and as he read in the lease agreement, the maintenance, as well as the liability that Dishman earlier asked about, is the City's responsibility to do maintenance on it. Stout states yes and why they put \$15,000 in there is because they talked to other providers that can actually offer annual maintenance services. He, personally, thinks it is not the best use of money because if you're paying a big lump sum then it's another small insurance policy. They found with all of their other systems, over the past 5 years especially, that the operation of maintenance on the system is very low, especially from a fixed-tilt standpoint. They just sit out there and as long as they don't have a month or 2 of no rain (because rain washes the panels off) then really, it is more of a periodic check. If errors come up, they notify the local service contact, probably the installer that put it in to go out there and service that.

Clark refers to MSD being similar and is sure their expertise could probably be used and questions their bid process. He further asks if they are actively looking for local trades. Stout answers yes. They were waiting for AEP to come back with a final interconnection (like how they wanted to design it) so that they could finalize. They finalize designs and drawings up until that point because they don't know what the other entity has to say. They are basically waiting for that and then going to go out to bid on that and hopefully get those answers back this month. Yes, they are looking at locals and offering it up to everyone. Stout also thinks that, in a project like this, it is important to have local, too. If they can break up the system and have it AC/DC, two different sides, maybe, as well as some trades that are more specific then it is a really fair playing ball game there. Clark refers to the pollinator field and asks if there is an approximation of the acreage in which that might be. Stout answers it is about 8-10 acres although they haven't looked it very deeply. Clark refers to the note and asks if it is a 20-year or 25-year payback. Martz approaches and answers the projections are over a 40-year period and the financing is over a 3-year period. All the projections that can be seen include full amortization of the lease. In other words, everything is net, having been paid off that lease over a 30-year period. Clark mentions an early payment and if it would be a problem. Martz refers to the financial

advisor, again, advising that having a fixed rate for the entire time was very important to them. In order to do that, the underwriter is requiring that it not be paid off for the first 10 years but can be any time after that.

Overbey was wondering about how this is all sitting on concrete and 150 feet from the housing. Indicating he doesn't know a lot about solar either but has heard that they generate more ambient heat around them and asks if that is true. Stout answers no and it is from a very minute scale. The dark background, typically on the dark panels or the dark color of the cells will generate more heat, which is helpful for snow melt. However, from a standpoint of walking around... He guesses if you would touch the panel, it would be warmer than the ambient air but it is not going to create any more heat. Actually, with the reflection of any dark area, helps cools the area underneath the solar panels (which can be seen on roofs). Stout adds that on the O&M side, they always will offer an added stock of panels so in case there is any damage, they will have added stock on hand (of probably 50-60 panels). If they need more, they can discuss that, due to this being a system of its size and can be quickly swapped out if there was one that was broken.

Councilman Garrett asks how much these panels weigh because he knows this is right by a baseball diamond and plans to be there all summer long for his baseball league. He knows the houses are right there and questions if there is any knowledge of panels blowing off/away. Stout states they go through all kinds of tests to know how much that ballasted weight is. The nice thing about this is it is on the ground, aside from when they are usually looking at ballasted systems on roofs. They are rated whatever the (basically) school zone rating is. It is like 150 mph wind speed. So, these being low to the ground and having a fence around it along with the additional southern and western cover will help eliminate that and is all accounted for in those numbers. The other part of Garrett's question was referring the rain and how it washes them off and if there is any type of hazardous waste that will come off. Stout answers no, it is just glass. That is what is nice about the crystalline panels is there is no hazardous waste and they are fully recyclable. The rain would wash off any dust or dirt that might accumulate on them. Garrett knows this is going to be hard because they can't disturb that concrete at all but asks if there is any kind of buffer or buffer system they have to put up to block or separate it off. Stout explains they can look at different ways. They have a few different budgets in place for the fencing and sometimes trees make a good barrier if they are back far enough. In some areas, and especially up in the Chicago area, they are very strict on what has to be put in so the plan is to work together to get a better feel visually. He thinks from the west and southwest side, there isn't going to be much of a visual. The most visual is going to be from the east side. If you're out there in the field, you'll see it is already (kind of) a swell down there and goes up. These panels, being ballasted, are only going to be about 18 inches off the ground. That is going to help lower that profile and make it to where people are unable to see through there.

Neil Kring is a Neighborhood Pastor and an employee in the Thomas Park Avondale Neighborhood along with being a Resident Leader with the 8Twelve Coalition. He states he has been part of some of the neighborhood conversations that have happened surrounding (at least) the proposal of these ideas and there is a couple things about this project that he wants to say. No one in our community is against solar energy. Solar energy is a good thing. He will also say that no one really understands what is happening here. That is either because the information has not presented in a way for the average person who lives in our community to be able to understand what the impact is and what a 30-year commitment to this area continuing to be a brownfield actually means for the community. At the times when Mayor Ridenour and Councilman Clark have showed up to the Neighborhood meetings and spoken on this, he feels like most people have a 'whatever, it's better than just sitting there as a brownfield' attitude. There is a contingent of people in our community that would like to see something done with this property on the basis of justice for the community. This is a brownfield and is the environmental impact what has happened here which has spread far beyond just this area in our community. He states they received a grant from IU Health to put in a hoop house (as it was a pretty sizable grant) and were unable to do it because of the high levels of arsenic in the soil. This was blocks away from where this where this brownfield sits. That means when his neighbors are gardening and doing the kinds

of things that neighbors do, they are also like having to deal with the environmental impact of a plant that really built the lives of so many people and just left. When GM left, he can express what has happened in the wake of that and acknowledges that Councilman Garrett knows too. We have very high rates of poverty, unemployment, addiction and mental health issues and some of this has to do with the disinvestment in a community like ours. When a place that makes a lot of money then leaves, none of the GM Executives come back and asks, "Hey, how's your neighborhood?" People are still struggling with the impacts of this. He is an educated person but could look at a proposal and not have the slightest idea of what he is looking at. Of course, he is for sustainable energy but really wonders if this is the place. The conversations that they have had with the Mayor have really been (like) a presenting of a plan but really not much engagement of what could happen to a place like this brownfield where Kring thinks there are many people in our community that would rather say "clean it up." That is what we do for justice. We figure out a way to right the wrongs that have happened in our community. Putting this out here and making a 30-year commitment to something like this makes this a 30-year brownfield. He, personally, cannot support that. He can't say that if they were to pull all his neighbors together that they would say the same thing and some of the reason why is because he doesn't think this plan has been broken down in such a way that the people could really understand the impact of what has happened on this property. Even the history of it. They may feel the history and weight of it but some of the people in his neighborhood have not worked since the last shift at the GM plant. There are many people that are unemployed and addicted to different substances and a lot of this has to do with what happened in the wake of a manufacturing plant that leaves but then leaves toxic waste the community. Again, he would like to be able to speak about this plan but doesn't know enough about it. What he does know is if we commit to this then we are committing to 30 more years of a brownfield in his neighborhood. He thanks them for listening and encourages that whatever the plan is... He just doesn't know how much say the citizens have in this because some of the residents don't own the land but he sees RACER trust signs all over it. The Neighborhood President has been researching ways to hold accountable parties that have created environmental impacts in our community to clean it up and that is what he would like to see done here. This could be an amazing space in Muncie if it was cleaned up. It could be a usable space that we could do things at that would actually bring tax dollars right into our community and not 10 or 20 years later. He wishes he knew more and was more of an expert on these kinds of topics but thinks he represents a community of people that doesn't really understand what or even the impact of some of these things might be.

Kristopher Bilbrey acknowledges the large amount of information heard this evening on this matter. He thinks that Mr. Kring really wrapped up a lot of Bilbrey's own thoughts and concerns together and helped cement the things that he wanted to say. If we heard, correctly, when the Mayor first got up to speak on this, he said the neighborhood is happy with this and the neighborhood is ready to go, that they've been at neighborhood meetings and they're excited. Then we hear a gentleman from the neighborhood state he does not even know what's going on or what the plan is. We also heard them say, tonight, (which Bilbrey had heard and was concerned about, thank God they didn't but they heard) they had planned to come here tonight and ask the Council to suspend the rules on this and vote. Thank God that didn't happen and hopefully the Council would not have gone through with that. This Administration ran (for 2 years) on slowing government down. He has spoken to the Council 2 or 3 times on the record about this ordinance and claims each time he has said to the Council to make sure they are doing what they need to have everything that is needed to be known. Solar is a hot-button issue. People are for it and people are against it. He doesn't know if the County's moratorium on solar projects affects what is going on in the City or not. The County just made a yearlong moratorium so again maybe it does, maybe it doesn't, he is not even sure. There are a lot more questions that he thinks need to be answered. Primarily, before anything happens, he think the people that are going to be affected by this need to know what is going on. They need to be able to come in here and speak, either for or against, in an informed manner. Someone can't come in and speak for or against this without knowing what's

going on. Thank God, the Council now has some time to look into this. The reason he has had a problem with this is when it first hit The Star Press in April of 2020, there had been no discussion in this Council Chambers. There had been no conversation about this and it seems like it was a done deal. That was when he reached out to the Mayor's Administration. Covid hit and then this came out in the newspaper and then it went away, for a very long time. The Council then voted on the Build-Operate-Transfer ordinance in June or July of 2020. When this was brought back up last fall, he was not aware of what this was. The Mayor turned in a signed questionnaire to some Regulatory Committee stating that he had the Council's full support on this. Bilbrey didn't understand what he was talking about because he didn't recall ever talking about this. What the Mayor was talking about was the Council voting on the Build-Operate-Transfer. What Bilbrey claims he has wanted to say the entire time is we need to really slow down and think about what is going on. In other communities around us, like Randolph County, Henry County or Madison County, it takes months and years to start something like this and get things going. It just doesn't go bam, there is a meeting scheduled, let's vote and approve it. How much money is this going to cost and how much money are they asking for? It doesn't matter to him or anybody else if it comes from the General Fund or EDIT, it is all tax dollars. Again, how much money is going to this? He has heard that the Mayor has stated that it's going to bring in \$500,000 or something like that. He doesn't know where that money is coming from and doesn't know if they said something about that in the presentation so far tonight. It is a lot of information and it is a lot to take on in just a couple of minutes. The other serious questions that Bilbrey has that the Council needs to have pertaining to this project and again, he is not against this project. When he heard about it, he was against the speed but is not against, necessarily, the solar going at this area. Thinking to himself, if nothing can happen there then this just might be an all right thing but we all, as a community, need to know what's going on. That is with everything. He has some further questions. For the sake of openness and transparency, questions if there is anyone in the parties related to the build-operate-transfer agreement in any way related to anyone from the Administration, the City of Government of Muncie, the City Council or anyone else in Government. He asks if any members of the team that will be performing this work related to this work – although this is not something the Council would necessarily question but he will be interested to know if anybody has donated to campaign funds or will be doing so over the next couple years. Furthermore, do we know the histories of all of the parties that are involved in what is going on here because it does not take very long to do much of a dive to find out some very concerning things. He will make copies of all of his documents and provide them to the Council so they can look through this. The most damning thing that has been heard here tonight is Mr. Kring that spoke before him saying that members of this community don't really know what's going on. That needs to be considered and good luck.

Audie Barber states he lives over by this area and has a couple of concerns, the brownfield being one of them is a good point. The second point would be who is buying these tax credits, who is the City of Muncie getting in bed with in Philadelphia? Somebody in Philadelphia is buying them but we don't know who is buying these tax credits and when they purchased them off the City. How does that work? They're sending money to the City for the tax credits or whatever they're calling them and he is just curious about that.

Josh Arthur, South Jefferson Street, is the Pastor of Avondale United Methodist Church, which is just across the street from the old GM site. He does have questions and concerns and states he is a big fan of solar but wondered what office in the City would be performing the audits on costs, fund generation and who is capable of understanding these credits, solar and how much solar it is gaining. He was under the impression that some of the better solar panels could get a 30% return rather than a 20% return but he could be wrong. He wondered what the Indiana State Legislature has any plans for, if cooperative associations/municipalities – we don't get the same payment as an individual would get, which is different than the states around us. Does that mean that only one location will purchase these and it is in Pennsylvania because they have a Special District...? He just doesn't know the answer to these things. He also wanted to mention the east location,

which has been brought up a couple times, Elliot Street is very nice and wide road that connects Old West End to the baseball diamonds and the new soccer field that is all going in at the Ross Center. It would be wonderful if there was a well-lit and green walking/biking path that families from the Old West End would feel comfortable to their children on to travel at any time to go back and forth to the athletic fields. Also, for the community's sake, could they settle the question on whether or not anyone is related to anyone in the project. Councilman Clark can speak to that and claims it is aimed directly at him. He informs that Greg Martz is his first cousin as their mothers are sisters. Attorney Gibson and Clark have talked about it expressly and there is no financial gain for Clark (stating it isn't a family business). Knowing that Clark is an Electrician by trade, he comes from a long family of skilled trade and union labor that you cannot go too far without finding 3D Company in town, SC Case Construction, minority-owned business is also his family members. JG Case Construction, Partuck Corporation (who is a housing developer in town). We are still a small town and it does not go too far where you are going to run into someone that you know. Therefore, when Mayor Ridenour put this out to a public bid (build-operate-transfer), a gentleman here on the Council was on that Solar Committee and they chose who they thought was the best. When you think of the build-operate-transfer law, in general, that was originally started for the RCA Dome years and years ago and was put to bed. It was Greg Martz that rediscovered it, spoke on it in front of the Legislative Committees, asked if it could be revived and used it throughout the rest of the state and has since done over 125 projects successfully. Furthermore, when Clark thinks about his City and projects that are going to happen here, he wants the best. Greg Martz is the best. Arthur just wondered about that conflict of interest. Clark states there is no conflict of interest. Arthur confirms that no form needs to be signed. Clark turns it over to legal counsel for any questions but advises there is a form that exists but it is not necessary because there is no financial gain on Clark's behalf for him doing that project at all. Arthur confirms that the rest of the Council is aware. Clark advises there is nothing for them to be aware of other than unless if he filed a disclosure (that the state requires) based on financial gain or financial connection to GM Development. There is none and again, he will say it to anybody that wants to ask or talk to him. If you want the best, Clark wants the best and GM Development is the best, hands down. Obviously, the Committee, through the build-operate-transfer, picked them without Clark interfering or without anybody else. He appreciates it and knows it was a little bit of a targeted attack but will take it and roll with it and is happy to answer any questions. Arthur thinks that a lot of people have asked that question. Clark states that nobody has asked that question until tonight, Arthur and Mr. Bilbrey. But, as always, he is a phone call away and will tell anyone the same thing. He wants the best for our City. Arthur appreciates the transparency in that. In return, Clark appreciates what Arthur does in the Thomas Park Avondale Neighborhood as well.

Audie Barber has one more statement and suggest (maybe) taking a couple weeks over the next month and have some meetings with these people to where they can explain it to the Neighborhood Association a little better that way they have better understanding of what is going on. Robinson checks to make sure that is acceptable from Mr. Stout and Mr. Martz.

Bob Kester, West Burnell Drive, is a faculty member in Architecture at Ball State University serving as Director of the Center for Energy Research, Education and Service since 1982. He speaks tonight, not for the University but for himself, in bringing his expertise to the table for what it is worth. The thing that is really positive about the proposal is that it is proven technology. This is not something that is new and has been around a long time. We have solar panels integrated in many things in our lives but these panels can be very effective in producing electrical power. The answer of the general question of what is going on (basically) is the installation of a solar array that take from the energy from the sun and converts it into a direct current electrical flow that then can be used. It can be used to power your watch, computer or iPhone or can be inverted into an AC signal and that thing could be fed into the grid to power appliances and things in the area. The interesting thing about this project is that it does place itself on what is now a brownfield that has

been a brownfield since GM left the town and will continue to be a brownfield unless something is done, as pointed out earlier. One of the nice things about the solar installation is that it doesn't compromise the brownfield condition. It is not going to add to pollution or aggravate current drainage or a refill of the aquifer. It's basically an invert system that is going to sit lightly on the concrete, much like your car does, easily ballasted meaning they've got heavy concrete shoes (so to speak) to hold them in place so if the wind is blowing then they're not going to go anywhere. The really powerful thing about this being also an invert system is that it's not damaging the soil that is there and it will become a demonstration of best practice. It will demonstrate the importance of having good maintenance access, it will use visual buffering so that the 150 feet or so that the panels are setback from will be buffered by plants and won't be that visually apparent. It won't be quite like what you experienced when you drive to the airport in Indianapolis with all of this array right next to the highway. The connection technologies are very safe. The electrical industry here is part of the equation in making sure that this stuff feeds into the grid in a way that adds to the supply and doesn't cause a potential safety hazard. It's inflation-proof. The sun shines all the time so it doesn't increase its cost. It is free. It is free energy. When the panels are put in place, they convert the sun's energy into something usable that can be fed into the grid. That conversion is fixed. It is a fact of physics and there's no inflation attached to that. Now, overtime, there may be better panels that come on the market in the future at which time you could swap out the higher performing panel for the ones initially installed but that is easy to do because the system is modulated. Meaning that if there's a damaged panel or a damaged group of panels, they can be replaced without compromising the rest of the system. If they plan to expand this, as it was mentioned with a Phase II, that is another modulation of installation. The airport did that very thing and the second modulate/array they put in was cracking. That is very complicated because as it was described, it has to be well-anchored so there is leverage to turn things. Another interesting observation is that when the sun is shining at its highest intensity is in the middle of summer in the middle of the day. Well, when do we need our air conditioning? Middle of summer in the middle of the day. What this does is it actually helps the utility shave its peak demand in summer. So, it is a positive impact on the grid which is a really beneficial thing. A reference was made to renewable energy certificates. Kester explains if you put in place a solar panel and produce electrical power, you're converting energy or sourcing/making available energy that is not polluting the atmosphere of the world. In the current market globally and even across the United States, industry is finding more and more of an interest in acquiring credits for non-pollution. These are referred to as REC's (Renewable Energy Certificates). Those do trade on the voluntary carbon market and do sell sometimes at a premium, as was mentioned. So, in setting up the financing for this project, it appears that there's a clear understanding of how the electricity would be fed into the grid and how the value of non-pollution will be transacted in the carbon market. The reference to Philadelphia (or other parts of the Midwest or the Eastern Seaboard) is reference to the fact that the grid is interconnected. So, if you put power into the grid in Muncie, it may have an impact in Philadelphia but you're not selling it to Philadelphia citizens. You're selling it into the grid through the utility. If you sell renewable energy certificates, they will be sold to a buyer who might be in Oregon or somewhere else. Whatever the market will tolerate is how that will transact. It is important to be really clear about the layering of how the technology has impact so hopefully that is helpful. He thinks it's really a terrific scheme, going to be visually buffered and not going to present a threat to the local baseball field or school district and is not going to be a problem in terms of visual condition because of setback from the streets. He thinks it's going to contribute significantly to the performance of the grid in our region. In closing, Kester will be glad to try to answer any questions.

Donna Brown, West Riverside, speaks in support of this project. She is also a member of the Planet Muncie Committee referenced earlier by Councilman Ingram. The amount of sunlight that shines on our Earth in just 90 minutes contains more power than the world consumes in an entire year. In Muncie, the number of homes in large buildings with solar energy conversion is growing and people are getting used to seeing and

living with electrical production from rooftop or stand-alone solar panels. Numerous national studies by reputable organizations like Zillow and the Appraisal Institute have demonstrated that residential solar energy systems actually increase residential property values and decrease resale time. Considerable other market suggests that standalone solar farms have little to no negative impact on nearby property values. In contrast, numerous national studies show that abandoned brownfields have a negative impact on property values in the neighborhoods that surround them. Muncie has about 30 brownfield sites, many of which are in or near residential neighborhoods. The Chevy plant on 8th Street is a large and highly visible example although nearby residents have decades, even generations, of family connections to this site as a place of employment and as a proud economic anchor in the neighborhood, it has long been an abandoned eyesore. By turning is brownfield into a bright field that produces clean, renewable and electric energy supply will help to revitalize the surrounding neighborhood and be a pioneering example of Muncie building its resilient future. There is consideration that this brownfield site can include a history path that shows its contribution as an important employer, its period of decline and its transformation into a clean energy producer, a pollinator habitat and a focal point for stem education for neighbors and the young people at the nearby Ross Center. Solar panels are constructed from sturdy impact-resistant glass and designed to withstand weather events, such as hail and high winds and their function is to capture and absorb light, not reflect it, so they produce less glare than home window glass and even less than soil or wood shingles. Fixed solar arrays have no moving parts and are designed to be noiseless. Any soft hum created by system inverters often protected inside boxes or sheds occurs only during daylight hours when the panels are producing energy. Importantly, solar energy technologies and power plants produce no air pollution to impact human health or greenhouse gases to degrade the environment. Attractive property border plantings can hide the technology, improve use for the neighborhood and provide habitats for birds. A 2022 study by the Pew Research Center showed that 69% of Americans believe that the US should prioritize alternative energy sources such as solar power and the same percentage believe that the US should act to become carbon neutral by 2050. Solar initiatives, such as this one, support community voiced priorities. In favor of sustainability as codified in the Muncie Action Plan and in the vision 2021 Economic Development Plan, turning our brownfields into bright fields can be a point of visionary pride for Muncie and promotion of this vision will set Muncie apart from other communities in East Central Indiana.

Kevin Misbach states he is a graduate student at Ball State University. He is going to be working on a thesis a research and as he is listening to everything going on, it sounds like we want education, experts and accountability at best. For his department, the Environmental Management Department, he believes they can help and offer a lot to this project going on. For the remediation concerns, they have the expert Dr. John Fishtel, soil and air and water experts along with PHDs and professors that can look at all the other environmental concerns. Micbach's job would be to monitor all of that and provide surveys and public community access to this information to help educate everyone that wants to know more about this and to make it easier for the Council and his department. They could facilitate all of that through Misbach's research through the next few years. The Council may wonder why he wants to do that and the answer is he is from here and has lived here for 24 years. This is his community and he wants to be involved in this. He is not asking for anything, just offering an extending hand to help and work alongside the Council and community to help and be there. He just wanted to offer that and anyone can get in touch with him or the Environmental Management Department at Ball State at his email, [kmmisbach@bsu.edu](mailto:kmmisbach@bsu.edu). They would be happy to help. In closing, Misbach mentions his research project which has already started and how he has been looking at all of the brownfield sites, looking at solar energy, the development, reading on the real history and collecting all the research he can find in literature. If that is what we want, expert opinions and the best, that is what he is offering.

Councilman Garrett asks if they can possibly get with Mr. Kring and the Mayor go to a Neighborhood Association meeting and lay all this out for the neighborhood in Thomas Park Avondale because they are going to be directly affected by it the most. It could be a chance to really express what is going on and really answer all their questions so they can have 100% confidence, rather if they are against it or for it. Garrett expresses that this is his neighborhood and he grew up here. Mr. Kring does amazing work in that neighborhood so Garrett would like to make sure that they get 100% of their questions asked before any of this moves forward so that the neighborhood knows what they're getting into. Stout answers yes, he will commit to that and even if it takes a couple meetings just to go over any questions, he will make his information available to anyone that is interested. Garrett requests Stout send him an email and he will get with Mr. Kring and the Neighborhood Association and see when the best time is.

Clark suggests a great idea would be, since Councilman Ingram sits on the Committee for the solar project and also Chairs the Environmental Impact Committee, maybe they could get some data gathered or start doing some research. Ingram states he would be happy to do that anytime and acknowledges that Councilman Garrett is also on the Committee as well as Councilman Green. Clark mentions it being a ballasted system and it looks like it is taking up approximately a quarter to a third of that site and wonders if it is something that remediation was found that can be done if it was cost-effective could be done around the around the rays and then eventually done where they raised sit. Stout states yes, and that right in the center going up there is a couple remediation spots right now where there are wells. They have actually designated areas around those with plenty of offset so it is easy for them to get to those wells. This site will continue being monitored for many, many years down the road. To answer Clark's question, yes, they will be able to be moved if they have to and it actually makes it less expensive to do that. He adds they have actually spent the last 12 to 14 months really digging in deep of what is below the dirt and where the possible issues are. They feel really confident that these areas are outside of the majority of the issues on the site. They will be able to help with any remediation that was to come up in that process. Clark confirms that continuing with the vote would not have any effects on our Environmental Committee starting a Coalition to look into it or the neighborhoods that want to find out more about RACER Trust or look at litigation. Stout states not at all. They will continue to take care of and be responsible for the environmental remediation concerns and are designing the system not to impede on that in the future.

Councilwoman Selvey does have a suggestion and does not mean to be disrespectful in any way but when they go to that neighborhood meeting to explain, she asks that they start simple like with the definition of solar. She wouldn't like for them to go and present something like this to the Neighborhood Association. Stout explains he has actually been in solar now for 16 years. He has done a lot of presentations over the years and several years ago taught some classes on solar at Ivy Tech so claims he has a lot of 'Solar 101' that he would be happy to take the time out to really explain it. He thinks it is important for everyone to really understand it and he just wasn't aware that it was such a concern. Selvey just wants to make sure they aren't wasting the Neighborhood Association's time and that they do really understand what it is going on. Stout thinks it would be a really good idea as they move to schedule that meeting to make sure that any questions or concerns are brought up. He has seen almost everything and knows the site very well but can provide additional info like any graphs or charts.

Ingram makes the comment to Garrett that if he would like to have these meetings through the Environmental Impact Committee, to let him know and he can facilitate that. Garrett thanks him. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

President Robinson would like to take a 10-minute recess. Mrs. Sniders AP Government Class is here tonight to present their resolution and when they come back, they will move their resolution up, which is dead last on the Agenda. They will resume at 8:40 PM. RECESS.

RES. 14-22 A SPECIAL RESOLUTION TO CREATE A YOUTH COUNCIL TO WORK ALONGSIDE THE CITY COUNCIL TO CREATE A MORE YOUTH-ACCESSIBLE CITY OF MUNCIE. (FILED 4/20/2022)

A motion was made by Robinson and seconded by Selvey to Suspend the Rules to consider to Adopt. President Robinson explains that Mrs. Snider reached out to him the week prior to the filing deadline and this class was working on this as a project; their final class for discussion of this project was Monday, the day of the filing deadline at 2:00 PM. They communicated and this was filed late. A roll call vote showed 9 yeas and 0 nays. MOTION CARRIED. Rules Suspended. A motion was made by Ingram and seconded by Polk to Adopt. Being dead last on the Agenda this evening, President Robinson wanted to move them up since they are high school students and it is getting late into the evening.

Julie Snider, Government Teacher at Muncie Central, introduces the AP Government Class whom had their AP exam this morning at 8:00 so they are very tired and ready to get this presentation handled. As it was mentioned, they have been working on this all semester. Now, it's a year-long project though with the first semester just having them come in and observing the meetings to get a feel for what local government is. Then, second semester is where they look at maybe doing a resolution or something where they had to get active and get up here and speak. They chose a resolution and she is just going to have them read the resolution. If the Council has any questions, she encourages them to ask the students.

Mackenzie Durbin begins by explaining they began their conversations talking about the things that matter to the youth the most in our community. They started discussing things like the mall and not having a place to actually hang out. They have the skating rink and the bowling alley but what else is there for the Youth in Muncie? This is in terms of places for the high school kids just to hang around and have fun. Instead of going specifically towards one of those, they wanted for the youth of Muncie to be able to make the decisions for themselves. To bring a different perspective to the table and to bring a set up for the Council to really hear from the kids so that is why they have set up, a proposal for a special resolution to create a Youth Council to work alongside the City Council to create a more youth accessible City of Muncie.

Colleen Kenney reads WHEREAS Muncie is a city that cares for the youth; however, there are still many instances that should consider the opinions of youth.

Sophia Brandt reads WHEREAS there are other Youth Councils in cities throughout the state of Indiana such as Lafayette, Fort Wayne, Noblesville, Indianapolis, and other similar areas with high youth populations WHEREAS as 16.2% of the population is under 18 years old and their voices and values deserve to be heard.

David Voss reads WHEREAS youth voting has been historically lower than any other age group in the United States and the National Civic League has stated that civic participation by youth has been shown to improve decision-making skills and hands understanding of government processes and increase public engagement.

Alicia Van Dyne reads WHEREAS when serving youth at Muncie Central High School, 92.5% of people say there are not enough youth activities in Muncie and WHEREAS the Muncie Mall was considered a prime spot for Youth to interact with one another but now this is not the case and it houses no youth attraction.

Hunter McCammon reads WHEREAS Muncie Parks used to be a spot where it's youth could go socialize and engage in physical activity; however, the integrity of the infrastructure is in poor condition with concerns for the safety of themselves whilst in these parks.

Daria Collins reads WHEREAS although we have many athletic spaces, 57.5% of students surveyed at Muncie Central High School wants to see more affordable creative spaces involving the arts.

Pierce Dunn reads WHEREAS when surveying the youth at Muncie Central High School, 95% of people surveyed said that there is some to large amount of need for youth community activities in Muncie.

Makayla Vicioli reads WHEREAS the City of Muncie has had students from government classes from the past 4 years successfully create and present resolutions to City Council members with some students continuing civil and social activity after high school proving that the creation of a City Youth Council of Muncie would be beneficial.

Jacob Centerfield reads WHEREAS Muncie has had growing leadership opportunities for students the past few years such as Schafer Leadership that have proven successful in the past, so youth participation in a City Youth Council partnered with the City Council of Muncie would allow for more student engagement and improving the community while getting important networking skills and understanding of government systems.

Jordan Blair reads WHEREAS the Indiana Youth Survey of 2020 shows that 13% of 9<sup>th</sup> graders in Indiana are using electronic vaping products, 17.3% of 10<sup>th</sup> graders, 18.12 % of 11<sup>th</sup> graders and 23% of 12<sup>th</sup> graders. The usage of these products is significantly high, and as Muncie is part of Indiana, the youth of Muncie will most likely follow these same trends. A Youth Council would allow a focus on the youth vaping epidemic and would bring opportunities to do that.

Duncan Kinsey reads WHEREAS when surveying youth at Muncie Central High School, 92.5% of people believe leisure activities will help reduce youth crime.

Gus Galium reads WHEREAS the greatest burden resulting from an inadequate response to addressing the youth themselves consists of a city that will not support the future of a city.

Mackenzie Durbin reads NOW, THEREFORE BE IT RESOLVED that: The City of Muncie will establish the City Youth Council. The City Youth Council will be made up of 10 high school-aged youth from the City of Muncie. These youth will be chosen through an application and teacher recommendation process and will be required to apply every year that they wish to participate. The City Council will then choose the students through the applications. The City Youth Council will focus on making the City of Muncie more youth friendly. The students will work hand-in-hand with the City Council to bring up the ideas and opportunities that will better the city and solve problems concerning the youth of Muncie. They then will be responsible for presenting new ideas and getting feedback from projects to other youth and members of the Muncie community. The students are now willing to answer any questions.

Councilman Polk makes the comment his heart is with Muncie Central but acknowledges the only other high school in Muncie, Burris Laboratory School. He asks if they are going to be represented as well. Durbin answers that just so happens to be something they discussed and they decided that anyone in the Muncie area would be allowed to apply, yes.

Councilman Ingram confirms that anybody from freshman to seniors are allowed to be on this Council. Durbin states yes, they discussed the possibility of middle-school aged students as well but nixed that idea due to the level of maturity wanted for the group desired high school aged students.

Councilman Garrett asks if they plan to change the Council once a year. Mrs. Snider indicates yes, it would be yearly.

President Robinson questions who would be taking care of the teacher recommendation process. Mrs. Snider indicates she would.

Councilwoman Selvey wonders if there is a possibility for the students to have an election in the high school and have them vote and those names can be forwarded to Council, mentioning it would be mimicking the actual process. Durbin explains they discussed that option and while they saw that it was a very democratic process, they also saw the issues with that becoming a popularity thing. Selvey states that is true. Durbin goes on stating how she loves her high school and loves her classmates but a popularity contest is what it would become.

Councilman Green questions if they have thought of projects already that they would like to do. Durbin recalls they have discussed certain things in terms of the Muncie Mall. They actually talked about

bringing on a representative focusing on what happens with that because that has been the main hotspot for teen activity. As it has declined, so has the use of teens. They have discussed different ideas along with the quality and the safety of the parks. They have discussed how that could affect the amount of teenagers that are going there as well as the basketball courts being (somewhat) messy at times. It would be the things pertaining to the youth themselves that they would discuss but they also want to be informed on what's going on in our City.

Selvey asks how the Youth Council is going to help volunteer with those projects and ideas, for ownership. Durbin asks her to clarify what she means by ownership. Selvey gives an example of mentioning the state the parks are in and if there are going to be students to help with that. Durbin believes that if there are students on a Council that have decided to put their time into it themselves that they are students willing to do these things. They also have the NHS (National Honor Society) system at both Burris (which they just got their inauguration) and at Central. They, too, would be willing to get hours in whatever means possible.

Carl Malone, Park Superintendent, wants to address hearing from the young people that our City doesn't offer things that they would like. Just on behalf of the Parks, there was talk in their 5-year plan about partnering with youth service groups to improve our parks and have started to make some improvements. Malone agrees with the group that there are some areas where the parks are unsafe so yes, they would like to partner with Muncie Central and Burris to try to come up with some solutions such as programs, activities or grants that will overall improve our park system. On top of that, Malone talked with Juvenile Probation who agreed with the same data in there just not being as much for teenagers to do in our city. In the minority communities, there is 88% female lead household and there is an abundance of handguns floating in and out of the house while those parents are at work. We are in a crisis in our City as it relates to our young people and they create problems within the parks. There was a report last night of a situation at Heekin Park where an adult and teenagers were engaged in a physical altercation. There was a second report at Thomas Park with the Burris Baseball Athletic Director (Chad) where the baseball teams had to lock themselves in behind the gates and fence at Thomas Park. There were adults and teenagers there fighting as of last night. The parks do have problems but they continue talk about them with the Mayor and Deputy Mayor to see what they can do to try to prevent some of these things from happening. They also plan to partner with the group that is here tonight.

Green questions how many have volunteered this spring for the cleanup of White River. Van Dyne states they haven't yet done the White River cleanup but have had a lot of people participate in the past. Mr. Cunningham used to run Young Progressive, which ran that group to have NHS volunteers go out and clean up the White River. Since Covid has hit, he has not gotten that club back up and running and has been busy with Schafer Leadership and things like that. However, last year he partnered with a group from Schafer Leadership Academy and got that up and running. Hopefully if they can't do it this year than it can be something they do in the future. Additionally, TeenWorks does it throughout the summer. She recalls working at the Red Tail Land Conservancy over the summer and there is plenty of teen opportunities to clean up areas such as that. There are groups at Red Tail, White River and Reservoir locations all throughout the summer.

Councilman Clark questions how often they plan to meet as a group. Would it be monthly? Also, with reporting back to them as a Council, he thinks that is one thing that is important, for any Committee, that they put it out there and get word back on progress and what is happening. If they plan on quarter-updating back to the City Council. Van Dyne thinks it is probably very beneficial to be meeting monthly or as much as they possibly can. There is 9 months or so that they are in school.

Having those meetings and having students come here for City Council meetings and provide updates and converse with City Council members through email or whatever works for them. Clark mentions that their opinions are important as they are the future leaders of our city. He thinks that this gives the youth a seat

at the table for planning purposes and giving the Council an idea of what the youth would like to see because they want these youth to stay here in Muncie and raise their families here. He thinks it is great and appreciates these teens volunteering their time and wanting to do this. Van Dyne thinks another possible opportunity is working with the YMCA. There is a certain partnership needed and the facility is starting to be built in the Central parking lot. They have had a few discussions with the people who are running that idea and how they're going to let students from Central have access to any resources there. Maybe that could potentially be something that is spoken to the City Council members about in the future (if it does happen to be something that is approved and happens).

Robinson assumes this is something that would first happen this upcoming fall. Mrs. Snider answers yes, semesters go from August to December and then January to May. Polk would suggest that the Council look at sending this to a Standing Committee, which would be the Government Administration Committee, to work with Mrs. Snider. Polk is actually Chairman of that Committee and will gladly work with her and assures she has his contact information. Mrs. Snider explains they have an Advisory Period now which is right after first period and they go for half an hour. It is a time where they can go to club meetings and things like that and would be a great opportunity for the students to meet in the group. It is also a time where they can send invites to council members if any of them are available to come, (especially when they get it going and they can get feedback from both sides on how they want it to look). Robinson comments very well done to all the students. He thinks this is something that is going to be impactful for our community, especially the youth. The resolution was very well written, passing inspection from City Council Attorney Dan Gibson and they all appreciate all the effort that went into this. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

#### **NEW ORDINANCES CONTINUED:**

ORD. 16-22 AN ORDINANCE FOR ADDITIONAL APPROPRIATIONS (BUILDING COMMISSIONER). A motion was made by Green and seconded by Ingram to Introduce.

Craig Wright, City Controller, explains this is asking for additional appropriations for the Building Commissioner's office. It is for the software and computers for the Code Enforcement. It was brought up and asked for at a previous Council meeting as well as something that the Council agreed on during the budget process last fall. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 17-22 BEING AN ORDINANCE TO AMEND THE CITY OF MUNCIE COMPREHENSIVE ZONING ORDINANCE FROM THE R-4 RESIDENCE ZONE TO THE BV VARIETY BUSINESS ZONE ON PREMISES LOCATED AT 3100-3200 N. PAULINE AVE. AND 3105 N. RESERVE ST., MUNCIE, INDIANA.

A motion was made by Garrett and seconded by Polk to Adopt.

David Karnes, Attorney with Dennis, Wenger & Abrell, is here to speak on behalf of ordinance 17-22. He also has with him tonight Paul Takacs with GMX Real Estate Group and Mark Sturgis. They could answer any questions that Council may have with regard to this plan as well. He is excited to announce to the City Council that they are looking at bringing a Raising Cane's restaurant to Muncie/Delaware County. They have moved North and they're coming this way into Indiana. It is exciting that they have chosen the Ball State area in Muncie as one of their next locations. In doing that, they are looking at a location here between Pauline and Reserve on McGalliard and have acquired the ability to get the real estate located that they need. They came to the community almost a year ago and were looking at this site then and decided that due to the cost of the space restrictions they had and the corridor standards that they were facing that they just couldn't fit it on that location causing them to back away from Muncie for a while. Then, they got a developer group that came in

and wanted to bring the opportunity back to Muncie and was able to acquire some additional land. Karnes believes they have almost 1 ½ acres now and the goal is to try to meet as many if not all of the corridor standards as possible with the site as it is put into play. They have a proposed site plan on how they're going to do that but obviously it is not finalized and they are still trying to work on some different spacing with some of that as they try to meet the area close to Pauline. They feel like this area is suitable for this. Additionally, the area along McGalliard in this area, especially from Walnut to Wheeling, is similarly situated with a lot of the businesses that are associated such as restaurants, churches and other developments in this corridor between Walnut and Wheeling.

Councilman Overbey refers to the congestion in that area there and would like to recommend a traffic study be done.

President Robinson references the map and states this is directly behind the McGalliard Starbucks adjacent to (any exit or entrance) to Crews Carwash. There is a stoplight there. In speaking from his own experience, he was heading west on McGalliard to Crews Carwash on Friday and sat through 4 stoplights in just trying to make a left-hand turn. He does understand that area, because and the line gets a little long for coffee from Starbucks, people bleed out onto McGalliard and then Reserve gets backed up as well. Robinson's biggest concern of the area is where the entrance and the exit would be on this property. Clarifying his statement, he questions if the entrance would be on Pauline with the exit on Reserve or vice versa. Karnes informs there are 3 different locations proposed in the site plan, at least at this point. They have it projected and have talked to the City Engineer, Adam Leach, to see about doing those necessary traffic studies and are willing to help them in any way possible to facilitate that (by bringing in specialists if so needed). However, what they are projecting is that there be an entrance and an exit off Pauline and entrance and exit off Reserve with a third entrance and exit off McGalliard so there would be multiple points of entry and exit. In talking with the City Engineer earlier, there were some other suggestions as to maybe how they can direct traffic as it comes and goes off McGalliard and they would be happy to work with his office to make sure that fits and flows best as possible for this community. Robinson confirms that this is something that has already been discussed, doing a traffic study then with Adam Leach, and wonders if there is a timeline on how long that process might take. Karnes is not sure what the actual process is but knows in getting the first step with this situation is the zoning. Next would be working with Marta Moody in the Planning Commission to figure out all the different variances that may be required and hopefully they can meet all those without needing to go through that process in length but if they do then there are certain timelines involved in that. As they have that final site plan with regard to the restaurant then they would submit it to the City Engineer's office and work with them to do all the necessary drainage, traffic and other kinds of studies that are going to go along with it before getting to the permits to put the shovels in the ground.

Councilman Dishman states the Planning Commission gave it a 5-4 vote in favor. It was very close because they was somewhat secretive of what was going to go in there. He made it plain that night at the Metropolitan Planning Commission that he would not vote for anything that is a secret. He wants to know what's going in there as he didn't want it to be a beer joint or a strip club. It was secretive until that night and none of the other members of the Planning Commission knew what was going to go in there. That is the reason the vote was so close, 5-4 approval. Dishman has no problem with Raising Cane's being there. If they didn't have an entrance or an exit on Reserve Street assist to that problem. It is horrible there and we can't keep our streets maintained there. It took 2 months to get one pothole filled. Now, since this has all been brought up, the proper entities have went out there and fixed it. That's what it takes to get something fixed. It is going to be major issue when they get more traffic in there because there's people turning off McGalliard while people are waiting there to turn into Crews Carwash then there is people coming out of Starbucks. It is just a mess there. From the carwash to Chick-Fil-A, there has been over 150 rear end accidents because people are sitting out in McGalliard waiting to turn in Starbucks. He has seen it 4 or 5 cars deep into

McGalliard just waiting to get into Starbucks. The church there itself has had problems with people going onto their property and had to put a fence and signs up informing no parking. However, they probably were fed up and wanted sell the place because nothing ever is done. He has no problem with that place being there other than the entrance and exit on to Reserve. Karnes begins to explain the reason why the lot that is going off Reserve was so that they could obtain left-turn traffic up to a light so that they do not have to deal with people necessarily putting out and moving left onto McGalliard, which is a very difficult process. That was a suggestion by the City Engineer just tonight that maybe they do something so that traffic could only go right off that entrance coming off of McGalliard and they would have to go to the light or somewhere else to go left. Dishman stands firm that you would then have traffic coming from Centennial and other places lined up on Reserve waiting to get out because that is that only light they have in that neighborhood to get onto McGalliard. Now, if you let them have an entrance and an exit there on Reserve, you are just adding to the problem. You will have more wear and tear on that intersection and it takes forever to get anything done and recalls having it on his phone where it took 2 months to get something fixed. That is horrible and it is ridiculous. Those were tire busters, not little potholes and that is just because of the water coming out from Crews Carwash. Maybe they could fix it right. Again, Dishman wouldn't have a problem with it if there wasn't an exit or entrance coming off Reserve. You still have Pauline and McGalliard itself. McGalliard will be backed up and Pauline will be the same way. It is a mess. Karnes explains they are happy to work with the City Engineer to figure all those things out. Whatever can be done, they are willing to work together to get them done. He doesn't know if there is a turn signal there at Reserve now but maybe... Dishman states there is a stoplight there but people have problems and it takes two or three lights to be able to turn in there because there is cars sitting there waiting to turn into Crew's Carwash. Sometimes the line of cars block the entire road of McGalliard so it is impossible to make the turn. Again, it is a mess. Karnes refers to traffic on McGalliard just being where everybody wants to be. Dishman states it is where the people of that neighborhood cut through from Centennial and get out on McGalliard. He then refers to semis from Starbucks going through the neighborhood and in making the turn on Haines Dr, the trailer knocked the stop sign down. It just flattens them and keeps on going. The Street Department has to come out and put new signs up. There shouldn't even be a semi going through there, although, there isn't a weight restriction but maybe that is something they might have to do. Karnes refers to the small area that Starbucks has and can't even imagine a semi coming close to being able to pull into that location. Dishman explains if they go down to that area and look right now, you can see the muddy tire prints from where the semi went up over the curb and tore the grass up in front of the Starbucks. It is just a massive problem them. President Robinson asks if Councilman Dishman and Councilman Overbey are satisfied with the organization in working with the City Engineer to address some of those issues. Overbey acknowledges they seem to be ahead of the game in talking about a traffic study there.

Andrew Popp shares in the concerns of Councilman Dishman, knowing he is intimately involved in that area and has lived there for a long period of time. Popp actually lived on Pauline for several years, on the other side, that area is a mess. A traffic study is the bare minimum that needs to be done here (obviously this is just for introduction) to get this moving forward. He is a fan of Raising Cane's chicken so with that being said is really excited it is coming to town. However, he doesn't want any more burden there for that neighborhood and notes there are no sidewalks there. With traffic backed up in the roads, anybody walking their dog or playing near the street is a hazard. He shares the concern about having exits on Pauline or Reserve, especially with Reserve being the only light out of the neighborhood.

President Robinson believes the best course of action moving forward in terms of the traffic and concerns that have been shared by Councilman Dishman is perhaps the possibility of communication (or the City Engineer communicating directly) and as those discussions progress to keep everyone updated on what is happening over there. Additionally making sure that everything is satisfactory to the residents of the

neighborhood because he is sure this would be an additional strain on traffic through the neighborhood as people try to avoid McGalliard, maybe they are cutting up Pauline or Reserve as they already do. He thinks that might be the best course of action, if everybody is agreeable to maintain those open lines of communication as they move forward. Dishman agrees. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 18-22 AN ORDINANCE AMENDING ORDINANCE 49-21 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENTAL AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2022 (BUILDING COMMISSIONER).

A motion was made by Garrett and seconded by Ingram to Introduce.

Craig Wright, City Controller, explains this is an ordinance that is just fixing the salaries from the additional appropriation ordinance 16-22 discussed earlier. This is just updating the salary ordinance to reflect that. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 19-22 AN ORDINANCE FOR TRANSFER OF APPROPRIATIONS (CITY COURT).

A motion was made by Green and seconded by Polk to Introduce.

Craig Wright, City Controller, explains the City Court Judge brought this to him a few weeks ago. What this is doing is transferring money from the Court Secretary line item into the Bailiff line item. It is his understanding is that is to help reduce the need for officers from the Muncie Police Department and additional hours on that. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 20-22 AN ORDINANCE CREATING A CONSTRUCTION INSPECTOR FOR THE MUNCIE STREET DEPARTMENT/PUBLIC WORKS DEPARTMENT.

A motion was made by Selvey and seconded by Ingram to Introduce.

Adam Leach, City Engineer, explains this is just to create a Construction Inspector position. The Street Department formally had 2 supervisors at the same pay grade and this is really just keeping in line with basically best practice for Public Works organizations throughout (everywhere he has worked at, such as other states). The idea of the position is to basically keep up with all of their contracted work such as DC Paving, E&B, road cuts that come in from utility companies and also moving to a more professional organization with this being a professional position.

Councilman Ingram confirms there were 2 supervisor positions and assumes that one of those was a cut and they are replacing a supervisor with the Street Department Construction Inspector. Leach states that is correct. Ingram questions if they were the same salaries. Leach indicates the Construction Inspector, with it being a professional position, there will be a salary ordinance to amend that following the approval of this as there would be a pay increase so they can get qualified candidates.

Councilwoman Selvey confirms that they would not be using the same supervisor. Leach states no. Selvey confirms when the job was eliminated that that person left so now they have someone else. Leach explains that the person that was in the other supervisor position was let go in October/November (before he got here). That position was left open there for their salary savings to fund additional appropriations. Selvey confirms they were never replaced. Leach states no, never replaced.

Councilman Overbey refers to the mentioning of being “more professional” and asks of the criteria for that position. Leach believes the Council should have received a job description. Overbey states he has it in front of him. Leach then explains that there is an education portion and the people that they would like to apply for this would either have a four-year or two-year degree and some kind of construction profession or have a significant amount of experience in some type of professional quality assurance type position with

another company. So, quality insurance with Asphalt Paving Company, another city that has a Construction Inspector or certifications (he believes there is NICET which is National Institute for Certification in Engineering Technicians. There are several organizations of all types of things so that would be what an ideal candidate would look like. Of course, everywhere is having hiring problems right now so they will work with whomever they get to make sure they obtain those certifications if they were be offered a job. Overbey asks if this somewhat overlaps with what Leach does being the Street Superintendent. Leach guesses the question is if his time is best-spent going and checking individual road cuts every day. The idea is to (really) to make sure that the work that is bid or let out (works as engineer on) gets done proficiently and unfortunately, as much as he would love to leave the office every day for 8 hours and just hang out with the guys doing the work, that's not something he really has time to do. This is that quality assurance make sure that the City gets done what is paid for (basically).

Councilwoman Selvey clarifies that there now will be a supervisor. Leach confirms. Selvey continues and confirms there will be this professional and Leach. She questions the difference in responsibilities between the supervisor and this person as states she is somewhat confused. Leach explains the supervisor will continue doing what they've been doing which is the day-to-day scheduling where the crews go and making sure that the people do what they're being told to do. The Construction Inspector is making sure that the people that are hired, (such as E&B, etc.) are out there doing what the City paid them to do. There is sufficient volume of work that one supervisor cannot handle so in the past just going by a different name they kind of divided that work out anyway so they are just formalizing the arrangement. Selvey informs that makes sense.

Dishman questions who this person that is going to be hired will answer to, Mr. Steve Selvey (Building Commissioner) or himself. Leach indicates himself. Dishman asks if Leach considered Mr. Steve Selvey's boss too. Leach states no. Dishman indicates that is what he thought Mr. Steve Selvey's employees done, that type of work. Leach explains the Building Commissioner is primarily responsible for private development so if you are developing a house or that type of thing then that is what they handle. The City Engineer, Street Department are basically responsible for all your Public Works stuff so anything done for the City by the City at the behest of the City. That is rather where they draw the line between the various departments.

Councilman Clark acknowledges that outdoor construction work depends of the weather and we have a long winter here. Those off months are in December, January or February... and wonders if there is enough work for a full-time employee to do these construction inspections or if there are other duties that will be assigned. There are a list of duties, of course, in their job description. Part of that will be maintain the PASER ratings (Pavement Surface Evaluation and Rating). Basically, their pavement plan is generated from those PASER ratings. They hire a company through the Metropolitan Planning Commission (MPO) every two years to come in and update those but as they go through the process of capital planning, trying to decide what roads get paved. It is best if they have somebody out there, boots on the ground, walking the streets doing that type of thing so that would be (probably) the most of their winter duties. Clark asks if that would eliminate the need for the third party to do the assessment. Leach states it wouldn't eliminate the need but is more of an enhancement because there's only so much that they do when they drive. They drive every road in Muncie and provide a number explaining how good the road is. With the PASER rating, it is between 0 and 10. For Pavement Conditions Index (PCI), it's 0 to 100. For example, Leach gives an imaginary road a rating of 33. It is pretty rough but until they have somebody out there driving around looking for some of this stuff, he knows that 33 is bad so either he would have to personally go look at it, walk the entire street, mark out the curb areas and things that need to be fixed. Basically, it just gives someone to extend his reach a little bit so they can get some more things done.

Councilman Green acknowledges as the Construction Inspector, this individual being responsible for construction so not only that but also going out and looking at the roads to recommend what needs to be

paved. Basically, this person is not necessarily just Construction Inspector. Leach explains that is a fairly typical part of the Construction Inspector's job duties. Green continues, to figure out ahead of time what needs to be done. Leach states it is a cooperative process and the person would have the opportunity to go out and look at things a little more closely than Leach himself, personally, so being able to generate that feedback helps him better create those capital plans so they can do better projects. Green refers to the quality control inspection and questions how this person would inspect the roads; for example, doing core samples or any paving samples to make sure they are up to regulation. Leach answers at some point, he would hope that they would be able to do some of those core sampling but primarily when paving, he will mostly be checking temperature, making sure that the roller patterns are being followed, the quality and consistency of the concrete pours and tree cuts. That is really the majority of it. At some point in the distant future, they may be able to get a neutral gage and do some density testing but baby steps for right now.

Dishman recalls about 4 months ago it was his understanding when the Mayor stood up here and told them that the INDOT was going to tell us what streets were going to be paved but they are now being told that there is going to be people on the ground deciding what is and isn't going to be paved. Leach states the state of Indiana does not tell municipalities what they are going to pave. The state of Indiana did mandate, through the Purdue Indiana Technical Assistance Program, that every 2 years any City that would like to take part in the Community Crossings Matching Grant Program have their streets assessed through some third-party using either PASER or PCI. The Metropolitan Planning Commission is who funds that along with Delaware County so they have that third party come in every 2 years, generate a report that (basically) gives rankings of every road. As he mentioned earlier, it puts a number on it (the example he used earlier was 33). That is what is used when they submit for money through those Community Crossing Grants to basically determine how much money they can get. If they submit a good road, they usually decide not to fund it. Dishman goes back to what the Council was told being that INDOT would make those recommendations, not anyone else and that is what the City Engineer was going to go by. That is what the Mayor stood there and told the Council. Leach explains he wasn't here for that and can just say that they would try to pave the worst roads first. Whatever is lower numerically would make the most sense. Dishman reverts back and explains when they have constituents calling them needing their roads fixed and the Mayor says that they are going to have INDOT come in and tell which ones to pave. These councilmembers were here when the Mayor said it. Dishman does not know why Leach would have his crew go out and start looking at them when they are supposed to be taking the INDOT's recommendation. Leach explains for instance, the gas company actually came through and paved one of the roads that was the worst. Dishman informs him they destroyed his neighborhood as well. Leach continues that CenterPoint came through and paved the road at the City's behest that they had destroyed and it was on the paving list so numerically it was ranked very low (being a 15 or a 20). Leach, being new, was looking at the paving list to check it to make sure that happenstance with them having new aerial photography, it looked like there was a new pavement in the aerial photography. He can say no, they should take that money and spend it elsewhere. A lot happens in a 2-year period that it is (kind of) necessary to have that boots on the ground approach. Dishman questions where the boots are out here because the Council is who gets the heck over the streets. He is just saying, the INDOT is supposed to come in and give the recommendation the last time they were informed and now they are saying they give the recommendations but the Department is going to pave what they want to pave. Leach indicates he has only been here 4 months and does not know what happened prior to him being here. Dishman understands. Councilman Clark mentions that from his understanding, what he heard when the Mayor spoke was that for those Community Crossings Grants, they have to rate City streets and they had not been rated. Clark thinks Dishman may have heard the Mayor say he was going to take politics out of it. It wasn't meaning that he's taking the Council out of the process but there is a standard for road rating and for us to retrieve those matching grants we have to have the road rating. Dishman states he doesn't know what politics has got into it but that brought the politics into it.

Clark advises it was a state mandate. President Robinson would like to get things back on track. What Dishman had mentioned was well-stated but Robinson would like to stick with the matter at hand on ord. 20-22 in terms of the Construction Inspector.

Green has another question about the Inspector and mentions how they don't do core samples along the street but used to. The last time Wheeling was paved, they were out there doing core samples to know the thickness of the asphalt such as main and finish grade. If they don't have someone doing an inspection on the amount and it's supposed to be at (perhaps) 2 or 3 inches yet laying down a half inch thick and the employee is just taking temperature of the asphalt and making sure the lines are smooth. What is going to happen is that road is going to wear out quickly, that company is going to make more money on the City. To Green, that just doesn't make sense. We are going to lose money and things are going to fall apart quicker. We should have someone making sure that company is sticking to what they're supposed to do and core is about the only way Green knows can do that. It is only about 3 inches in diameter. Leach states that typically, if you witness the map going down actually from the paver you can tell how thick it is but yes, if you're not there actually physically witnessing it. Green was just concerned about that and thought as an Inspector, he should be on it.

Councilman Overbey has a question and with Councilman Green's comment about the core samples, Overbey mentions he just so happens to know a little bit about paving. Core samples is not only for thickness but for the consistency of the asphalt so that is a very important thing. He does not recommend getting a nuclear gauge because they make very good electronic gauges that are much safer. They've (kind of) moved away from the nuclear gauge. However, he is somewhat concerned about (maybe) redundancy from what the Street Supervisor may be/should be doing a lot of his self. If he is reading right, they are tagging on \$7,300 to that position. Leach states there is \$7,300 additional for the position but since they haven't had a Supervisor they have the funds available. Overbey then refers to Councilman Clark's comment of how construction dwindles down in the winter time and is aware they will be out scouting around. The State Inspectors (on state jobs) go out and do core samples, density tests with electronic gauges and take it to a lab, aware that E&B has their own lab up north. He sat in several years ago when some of the paving was being done and they were putting too much wrap in it and some of the streets were coming apart and recommended a 2-year warranty instead of a 1-year warranty. His question is how much training this person going to put in to it has. This is not something they can learn overnight. Leach states that is apart of the reason the pay is higher. In looking at other cities throughout Indiana that have Construction Inspectors, they tried to be very close to what they paid. One, the hope is always to get someone qualified and knowledgeable about paving or two, they get someone who is educated and willing to learn or three, at least someone willing to learn. Once again, they have to start somewhere and this is where they start.

Audie Barber recalls discussing this a couple years ago – about the amount of pavement going in the ground. He appreciates Councilman Green bringing that up again. We have Inspectors and Superintendents now that take their kids to school every day in a City vehicle. They should be on the job inspecting these jobs. One of the reasons he believes this has been brought up is because he has seen some sidewalks made, poured here in town that they are using 2x4's and according to the State of Indiana, you cannot use a 2x4 because it is only 3 ½ inches but Barber has pictures of it. He has contacted the Mayor's Office, the Street Department and has tried to contact Adam Leach (pointing to him) whom he claims refuses to return his calls. Anyhow, we need an Inspector, whether they hire another one or not, we need an Inspector that we pay right now to be on the job and not out taking his children to school and picking them up from school. It is happening. He promises. He also claims that this Council knows him pretty well and if he tells them something is happening, it's pretty much the truth. It's up to the Council. Barber feels that (maybe) during summer months, like it has been discussed, it may take more than one Inspector to do the job. However, we all know construction jobs slow way down during the winter months. Right now, there are sidewalks going in almost everywhere. If these companies are not putting the proper amount of concrete in there then guess what is going to happen. He

claims he has pictures and some if it is only 1 ½ inches thick. In a few years, some of it is going to break off. Then guess what? They are going to have to replace those sidewalks again. Maybe they should have the Inspector on the job now do his job. One more thing, Barber asks if this is going to be an appointed position by the Mayor to where when we get a new Mayor that a new Mayor will appoint this position or is this going to be a Department Head or permanent position. He is just curious as to what it said in the package. A Construction Inspector is a possibility, too, who probably makes more money than the Department Head but does not have the Department Head position. He would like all that checked into on how that is going to work. In addition, he would like to get a good Inspector and \$40,000 to \$50,000 just is not going to cut it if they want a good quality one. Questions called. An all-in-favor vote showed 9 yeas and 0 nays.

INTRODUCED.

ORD. 21-22 AN ORDINANCE FOR ADDITIONAL APPROPRIATIONS (STREET DEPARTMENT/PUBLIC WORKS).

A motion was made by Ingram and seconded by Green to Introduce. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

ORD. 22-22 AN ORDINANCE AMENDING ORDINANCE 49-21 FIXING THE MAXIMUM SALARIES OF EACH AND EVERY APPOINTED OFFICER, EMPLOYEE, DEPUTY, ASSISTANT, DEPARTMENTAL AND INSTITUTIONAL HEAD OF THE CITY OF MUNCIE, INDIANA, INCLUDED HEREIN FOR THE YEAR 2022 (STREET DEPARTMENT).

A motion was made by Polk and seconded by Ingram to Introduce. Questions called. An all-in-favor vote showed 9 yeas and 0 nays. INTRODUCED.

**RESOLUTIONS:**

RES. 10-22 A RESOLUTION AUTHORIZING MAYOR DAN RIDENOUR TO APPLY FOR A COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME INVESTMENT PARTNERSHIP PROGRAM GRANT FROM THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD).

A motion was made by Selvey and seconded by Green to Adopt.

Gretchen Cheesman, Director of Community Development, states this resolution authorizes the Mayor to apply for their Community Development Block Grant CDBG and their HOME Investment Partnership Grant for program year 2022, which will start June 1<sup>st</sup> through May 31<sup>st</sup>. The resolution says that they have not received their actual allocations from HUD yet so they are kind of working on last year's numbers. They anticipate receiving \$1,255,489 in CDBG and have \$555,604 from previous years that was not spent for various reasons. They are anticipating the total allocation for CDBG to be \$1,811,802. If they get more or less than that, they will adjust that from the amount that has been put into the budget for infrastructure projects. For the HOME Program, they anticipate \$513,000 with \$247,979 from previous years. That previous year amount is not reflected in the in the resolution and she would request the Council to amend that in the second sentence in the HOME section to say, "in addition, \$247,979 will be reallocated from previous years resources." Cheesman provides a red-lined copy of the amendment to the Council and Council Secretary. The process they've been through so far this year is holding a Public Hearing on December 8<sup>th</sup> to solicit comments on community needs and how those needs might be addressed in the CDBG and HOME Program along with the 2022 Action Plan. They received comments on that through January 3<sup>rd</sup> 2022. They held another hearing on April 20<sup>th</sup> and are currently accepting comments on that plan through Wednesday, May 18<sup>th</sup>. After the close of business on that day, they will submit the plan to HUD who has 45 days to review

it. Cheesman also put a copy of the HOME and CDBG budgets in the packets and is willing to answer any questions.

A motion was made by Robinson and seconded by Clark to Amend. It can be seen on the very bottom paragraph of the first page under HOME Investment Partnership Program (HOME Funds). His motion is to add, "in addition, \$247,979 will be reallocated from previous years resources." A roll call vote showed 9 yeas and 0 nays. AMENDED. A motion was made by Polk and seconded by Selvey to Adopt as Amended. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED AS AMENDED.

RES. 11-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA RESOLUTION CONFIRMING DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING THE DEDUCTION FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS (Muncie City View Homes II LLC).

A motion was made by Green and seconded by Polk to Adopt. Robinson reminds they have heard a lot on this over the past several months. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

RES. 12-22 COMMON COUNCIL OF THE CITY OF MUNCIE, INDIANA RESOLUTION CONFIRMING DESIGNATION OF AN ECONOMIC REVITALIZATION AREA AND APPROVING THE DEDUCTION FROM ASSESSED VALUE OF NEW REAL PROPERTY IMPROVEMENTS (Top Star Realty Group LLC).

A motion was made by Selvey and seconded by Polk to Adopt.

Councilman Clark reminds this is a 6-year abatement sliding scale, 100% down to 17% in the final year. Questions called. A roll call vote showed 9 yeas and 0 nays. ADOPTED.

RES. 13-22 A RESOLUTION OF THE CITY OF MUNCIE, INDIANA APPROVING THE ISSUANCE OF BONDS AND, IF NECESSARY, BOND ANTICIPATION NOTE OF THE CITY OF MUNCIE REDEVELOPMENT DISTRICT.

President Robinson explains in review of the Muncie Redevelopment Commission meeting, there is no vote on this resolution this evening. This is to consider the resolution and bring it back in June to vote on.

Dennis Otten, Bose McKinney & Evans LLP, who are erecting as the bond counsel on this financing, states yes, this is just one resolution and they are just looking for introduction by the Council tonight with consideration for adoption at the next Council meeting in June. A motion was made by Robinson and seconded by Polk to consider and delay adoption until June. Selvey requests he repeat that. Robinson repeats the motion on the floor to consider res. 13-22 this evening however, there will be no vote this evening on res. 13-22. He believes coming in that they were under the impression after watching the Muncie Redevelopment Commission meeting that this would come in the form of a declaratory resolution first and then a confirmatory resolution after which at time the MRC were to pass an appropriation resolution. That then would allow the Council to come back and vote again, however, with the way it has been submitted in resolution form, not as a declaratory or confirmatory. Therefore, if they were to vote on this issue tonight, it would be the final vote on the bond resolution and doesn't believe they can do that before the MRC does their appropriation resolution.

Otten provides some brief background for this resolution. At the Redevelopment Commission meeting this month, the MRC considered a bond resolution authorizing up to \$3.5 million of bonds and also authorizes what is called bond anticipation notes. That's not really part of the plan of finance here but it is just easier to have that in the resolution other than to strip it out. There's a number of projects that are on the bond resolution and he is unsure if the Mayor wants to speak to those but there is roughly 5 projects that are various park improvements and all public infrastructure and improvements that are in or serving the consolidated TIF area. Also present tonight is Bob Swenson with London Witte & Co LLP that if there are any questions of the

Council they can address to financial matters, the proposed interest rate or payment in terms of the bonds. These are proposed to be payable solely from tax increment revenues of the consolidated TIF area so there is no property tax backing or lit backing on the bond issue. Then, procedurally, this will go back to the Redevelopment Commission at its next meeting for the appropriation resolution and then be back before Council for their meeting next month. He is willing to answer any questions.

Mayor Dan Ridenour reminds everyone that he previously sent this to them and explains there are a number of things that they are needing to accomplish that they are all aware of. One is Phase II of the riverfront property, White River Lofts in which those properties have now been 100% leased for the last 2 weeks. He wishes they had been able to work this out earlier so those could now be under construction because there's a major need in our community for apartments, especially downtown apartments. We have a 98% occupancy rate downtown in apartments and as soon as they open up, they are taken up almost immediately. However, that is not how it worked out. He thinks because of various changes and mainly the fact that he did not want to build a parking garage, had them redo their drawings (their whole work) and the project that will ultimately be seen at the particular site will have all the on-site parking and not require a parking garage. However, in order to do that there is a section that is under a very large MSD Sanitation pipe and that pipe (unsure of the size of it) was about \$3.5 million to move. Therefore, they instructed them that they would have to build on the back section of the lot and the front section will be kept for a public space. The Mayor thinks that actually ends up being a positive to the City. If you look at the photographs of the concepts, that front space is what people will see when they come in to downtown from Wheeling. It is very important that they do that right so plan to be working with the Canal District Board that approves all that. The building should be similar and look and feel like Phase I, which is 100% leased. Once that is ready to go, the \$1.2 million dollars of this borrowing will be for that public space. A little over \$100,000 of that is for demolition of that property which goes out to bid at any time (he is not exactly sure but it is going through the City Engineer's office). The current Canal Square, which all the tenants have been asked to leave months ago, is completely empty and all the utilities are shut off and will be tore down. They still have some other additional work to do on that property and eventually there will be a Phase II. That is \$1.2 million or 40% of the bond. Another project is the Muncie Central road improvements, right in front of Muncie Central at Columbus Avenue and Walnut. There have been some challenges and they want to help address those challenges with this in asking for \$500,000, which is 17% of that bond that will help with those road improvements. He thinks anybody, himself included, that drive up and down North Walnut everyday will agree that there have been some challenges. The road has been paved but they intend to address those other challenges. Also, a part of that, is the READI Grant which they have received preliminary approval from the regional group and are now waiting for State approval. That also helps address that area as well so this is part of the City's match for the READI Grant, which is coming up here in the next couple of weeks. Another \$400,000 will be going towards Southway Plaza. They are already paying for some engineering at the parking lot but one of the things that the Mayor told Brickred Systems when they were coming to town was that he wanted to do some additional improvements on top of what they were already wanting to do. This was to make sure that that entrance into the south side along Madison was very green, had lots of trees and had some space for people to walk and eliminate that massive parking lot that is there and make it more conducive to what will be in that area. The Developers are looking at adding some additional tenants and have already signed some leases but the Mayor wanted to help with that particular parking lot so they helped design an idea which is what the Council has in front of them now. It is \$400,000 in the works.

Mayor Ridenour continues, \$300,000 is going toward Till Pond (although it doesn't have an official name yet), the property that was purchased for a future urban park at the end of Memorial and Tillotson. He has worked with Councilman Garret on helping move this forward and it will not be a playground type park but is going to have walking paths and fishing. That is what they're are looking to put there and mentions

there being a 6 ½ acre lake which one of the councilmembers (Ingram) used to swim in growing up. They are looking forward to doing some of that work which is all being designed now and Mayor Ridenour has been paying that out of EDIT. There is a state grant that the City has to apply for by June 1<sup>st</sup> and that will provide \$325,000 which will match the \$325,000 put into the project to make it an entire \$650,000 project. They have been working on those using a local company to do that design work who are very experienced in parks. The final \$600,000, which is 20% and actually the second highest figure of all of these, is something that the MRC wants to work with the Council on to see where they can put those funds into City Parks. It is strictly for upgrading parks. It cannot go for anything else. That's what it's for. It can be toward 1 park or toward 10 parks at \$60,000 but that is something that they want to have the Council's guidance on and he mentioned that in writing and to the ones that took his phone calls, he did mention that to each one he talked to that they wanted their assistance and guidance on that. Those all total up to \$3 million. What the Council has in paperwork is an amount more than that but that is to give a cushion so hopefully they will not need that much but decides he will leave that up to the financial experts. If the City is borrowing \$3 million, there are going to be fees involved. By moving all of these into one bond rather than doing multiple bonds, they actually save in substantial fees and assumes that would be appreciative. However, each individual bond has fees, both legal and financial, and by moving all these into one they were able to cut those costs and do what is best for the taxpayers in that respect. Lastly, Mayor Ridenour mentioned that because of the timing of the Council schedule, they did not want to come and ask the Council to approve something after the MRC meeting so we went ahead and filled out the form and submitted to the Council on time so that it could be brought to the Council today. The MRC, 10 days ago, did approve this particular document. It was filed prior to that approval but if the MRC had chosen not to approve it for one reason or another, they could have easily just not introduced it. Mayor Ridenour explains he felt it was important to get it out here so this work can get done on Southway Plaza, on the new Public Square, Till Pond and Muncie Central. He explains they felt like those were an important enough reason to go ahead and file in anticipation of the approval, which they did get then 3 days later. As they are speaking here tonight, it was approved. That is the information the Mayor has and he is willing to answer any questions.

Councilman Clark knows they as a Council receive a lot of these documents but questions if there is any way that these can be put on the City's website so citizens can review them and take a look at what the Council sees. Mayor Ridenour answers absolutely. As long as the Council says yes, they consider this today then he will be happy to put these on and will make sure those get on the website. Clark quickly mentions that the matching grant of \$325,000, potentially for Trill Pond, and questions if that is going to happen or something that (the Council) signs off on and end up not receiving the grant then will they just wait until next year. Mayor Ridenour states they (Administration) was asked to apply. They were informed that this project fits perfectly with what they are interested in and what they want to do through the DNR and said this is exactly what they are trying to do, incorporate nature and water features into urban parks. This meets perfectly for them so they asked the City to apply. Clark understands that the Mayor would like the City to own some of the ideas for the parks but he thinks this would obviously go to the Parks Board to see how it bounces off their 5-year plan. Clark has been a part of a few projects that have not gotten across the finish line with the Parks Department. Morningside Park has some upgrades they need to try to finish up, Halteman Village has a beautiful new park but they still have a few things/issues and it is just little things that need buttoned up. He can't recall Cooley Park as he hasn't been out there in the past couple of months but knows there is probably still a few things that need to be done there. He would love to see these funds help close out some of the open projects that the City has and then they can focus on the new. Mayor Ridenour states they would just ask the Council's guidance on that. All the MRC is demanding, because this is all from MRC funds, is that they want to make sure that it does not go for something other than parks. Clark reiterates that he is not speaking for the Council, it is just that his preference would be to give it to the Parks Board and let them

decide. The Mayor, again, states it all has to be spent on parks so however that is determined, if the Council chooses to let the Parks Board have it, that would be fine too. It is just that the MRC only wants to spend it on parks.

Councilman Ingram refers to the Mayor mentioning a Canal District Board and questions if they have public meetings. Mayor Ridenour states they are like a few of the other boards that only meet as needed. Regarding the first building, they met extensively and approved and worked with the Developer on the design colors and features of that particular building. They will do the same with the second. Ingram confirms they are public meetings. The Mayor answers yes. Ingram asks if they are advertised and anyone can attend those meetings. Mayor Ridenour cannot speak to 2018 or 2019 and doesn't want to say that they were because he wasn't a part of it at that time. He does, however, like the end result, again mentioning the Committee that helped pick and choose the features and design of the buildings. They will be public meetings. Ingram moves on to the greenspace in Southway Plaza and questions who is going to be taking care of the maintenance on that. Mayor Ridenour confirms that it will not be the responsibility of City parks but will be 100% the Developers ownership and responsibility. They are just doing some enhancement to what they are already bringing. Ingram refers to the Muncie Central road improvements and asks what the match is for the READI Grant and if that \$500,000 will go toward the match for that. The Mayor states he has already put in from the EDIT funds, some funds, but it is about \$2.6 million that they are going to receive from READI. That is, if it all goes well as they still have to get approval. It is phased so if they don't receive all of it then they may do 2 or 3 blocks instead of the entire package. The rest would be done then over time. At this point, they would take whatever is obtainable from State funds to do the work, especially when it's coming to the streets.

Councilman Polk has a couple similar questions and notes it may be for the finance representatives. In dealing with the bonds, as far as the interest rate (being a finance person that what he asks), obviously rates are increasing tremendously and that home rates are pretty sky high compared to where they were 2 months ago. He questions what percentage they can anticipate this bond being issued at and if it is fixed or variable rate. Bob Swenson, London Witte Group, who are municipal advisors to the Redevelopment Commission and to the City, states it will be a fixed rate and explains they are working with 3 banks right now that have expressed interest in looking at the transaction. A similar deal was priced today. Same term, \$2.9 million and the rate came in at a 4.15%. He recalls the resolution authorizing a rate not to exceed 6%, therefore, doesn't have any problem that they're going to be under 6% and are above that 4% right now. Again, it is a fixed rate for the term.

President Robinson indicates he has questions possibly on the MRC side of it. First, Robinson confirms this will be paid out of the consolidated TIF revenue. Mayor Ridenour states yes. Robinson then asks about the annual consolidated TIF revenue. There are 2 draws, one in July and another in December and asks what those typically draw. Mayor Ridenour answers they are 100% based on tax revenues. He can't give an exact figure because sometimes people pay the full years taxes... Swenson joins the Mayor at the podium and states for 2021, the consolidated TIF generated \$4,073,000 based on the incremental assessed value provided by the Auditors Office at a \$3 tax rate looking at \$4.1 million so it is pretty steady. Robinson asks what debt obligations are coming out of that and when (if it is coming out of the July draw, the December draw, or both). Swenson indicates both. Robinson questions if they are bringing in \$2,500,000 in July and \$2,500,000 in December then what is the debt obligation. Swenson explains he ran the 2022 bonds, if issued at 5%, and with that and considering all the prior debt on the consolidated TIF, that amounts to about \$1.1 million dollars every 6 months. Robinson asks what it would be without this bond. Swenson checks his documents and states it is about \$1 million in the high years and drops to just over \$900,000 in other years as some of the debt falls off. Robinson questions the current cash reserves of the Muncie Redevelopment Commission. Mayor Ridenour approaches the podium again and explains it is rounded up to \$1.6 million. Robinson reiterates \$1.6 million in cash reserves and an anticipated \$1.1 million every 6 months, after the

debt. That is confirmed. Robinson then asks if they know the timeline on some of these, for instance, the High Street Square building that still needs be demolished and the utility relocation that still needs done at that site as well as some additional work to be done there before even beginning to place a plaza there. Mayor Ridenour informs they do not have a timeline on placing the plaza. That will be at the end of their project. Their timeline, the Mayor explains, is that they would start construction on the new building in September or October. Robinson asks the estimated timeline of construction. The Mayor responds roughly 9 to 11 months. This would be the first/second quarter of 2024. The Mayor confirms. Robinson asks the completion date before getting started on the plaza. The Mayor explains they would probably try to coordinate it so it all would fit better because they're not going to be doing construction on where the City plans to build the plaza area. However, he doesn't want to get in the way of them putting up buildings and frames and such. Robinson understands. Clark corrects the timeframe and indicates it would really be 2023. The Mayor states yes, this year in just a few months... Robinson reiterates it would be late 2023 and early 2024 by the time the plaza is in. He goes on to the YMCA project and questions when it is slated to break ground on the project because he knows this improvement on the Muncie Central road is in part to benefit the construction the new YMCA. Mayor Ridenour explains they know that that is going to be an important corner with the addition of a lot of people being there so there will be additional traffic. There is currently a traffic study going under way at that particular location with the current numbers and the anticipated numbers but the YMCA is still (to the Mayor's knowledge as he is not part of any of those committees) raising funds. His understanding is that they are doing very well but cannot speak to when they will start. He adds that he would still want to do the road improvements in front of Central and along Columbus Ave, regardless. He thinks it just makes sense and it is time for that neighborhood. Robinson confirms that would be the estimated \$500,000 (so essentially the bulk of this) is for the public space for the Phase II Riverfront development, the \$1.2 million. The Mayor states yes. Robinson then refers to the mentioning of planning to spend about \$100,000 on the High Street Square for demolition. Mayor Ridenour answers yes and that is actually 20% higher than what he was provided as an estimate but it has actually not gone out to bid yet. Sometimes, as the Council may know, estimates are not accurate so added 20% to it at the MRC. It was actually \$89,000 but, again, the Mayor added 20%. The MRC already authorized the demolition expense. Robinson mentions the utility relocation being done in the area and asks the cost on that. Mayor Ridenour answers that was another one and again, this is an estimate and has not gone out to their final engineering review but it was between \$800,000 and \$900,000 to put all those utilities underground. On the estimates that the Mayor provided the MRC, he added 20% so a little over \$1 million which is being paid in cash. Robinson asks if there is a reason why they can't stagger these and continue paying cash. He guesses he just doesn't understand because if they have \$1.6 million currently in cash reserves, \$1.1 million every 6 months along with that the EDIT fund is currently projected from 2023 to be nearly \$4 million and the EDIT funds this year with additional appropriations and things have reached north of \$4 million. That is almost \$11 million right there all combined. He knows there is other projects and things like that taking place. Mayor Ridenour adds there is considerable debt and their expenses involved but if they tried to pay cash this would take 5 years to do instead of being able to do it in a shorter timeframe. Also, he personally thinks Southway Plaza, Muncie Central and Walnut Street is worth it. Robinson does not think anybody is questioning the projects. It is just (and as the Mayor mentioned himself) the City has a tremendous amount of debt. He has really appreciated Mayor Ridenour's approach up until this point of paying cash for projects to avoid taking on more debt. He is just trying to wrap his head around why that is changing and why they are considering taking in some debt to do the Till Pond, the other park and infrastructure equipment. Arguably, those are pressing needs. Of course, they are pressing ones and they want to get these parks done so the people can enjoy them but he can see another opportunity. They could do the public space for the Riverfront Phase II, the Muncie Central road improvements and the Southway Market on Madison with just what the City has in cash reserves and by staggering these over the course of the next 2

to 3 years to match up with the projects that they are trying to compliment. Mayor Ridenour explains if they are attempting to bring BrickRed Systems and their jobs to town, which are well paying jobs, he doesn't think they're going to want to wait 2 or 3 years. Robinson questions they choose to purchase that property as an investment though. Ridenour answers absolutely. Robinson states so they have already purchased the property. He is all for helping them out as in giving abatements and mentions the final passing of the abatement on that property just tonight. But, if they've chosen this as a good investment then why would we (the City) continue... Again, Robinson wants to help them and wants this to be a good project but at the cost of the City taking on even more debt, (for Robinson personally) is a little cause for concern. He thinks, like he already mentioned, if they could stagger some of these and plan over the next 3 to 5 years for some of these such as the Till Pond, the upgrades in equipment and things like that. He knows the Mayor has been putting additional EDIT dollars into the Parks Department. It is just this is where he sees an opportunity that the City could do this without taking on additional debt. That is his own personal opinion. Mayor Ridenour understands and reiterates that they can, 100%, do all of this without taking on additional debt if we want to wait a number of years. It is just a decision of the Council. The MRC has the money. The credit ratings were very good and they just felt like they were positioned to this this small amount and make some of these things happen for many parts of our community in a more timely fashion. Mayor Ridenour explains that he does not want to spend the \$1.6 million down and then hope that the get tax revenues come in. He wants to make sure that the MRC has enough in its account that if the City got 0 tax revenues, could still make the next installment. He adds he is not one that likes to take down the emergency funds or rainy day funds and likes to keep the cash. However, absolutely. These could be done if the Council chooses to put these off and can be done for cash down the road but Mayor Ridenour thinks that is probably not the best way to go about it. He appreciates the thoughts and again, is willing to answer any more questions.

Councilman Polk has another finance question. In looking at the resolution, it looks like it is 16 – 16 ½ year maturing in January of 2039 so wonders how much the repayment is each year for the proposed bonds. Otten answers it will probably be a little over \$300,000 per year.

Councilman Clark makes a comment for the Parks Board and states that a skate park is a great idea. Selvey says they need \$300,000 more for it. The Mayor jokes that is a separate question. Selvey adds that especially with the presentation from Mrs. Sniders students today. Questions called.

Kristopher Bilbrey has a brief statement. He likes that the Mayor, when he was done with the first part of the presentation of the resolution, threw in the part where he talked about the reasoning for filing the paperwork and going to the MRC with all of that. Again, Bilbrey has already said it one time tonight that he is really concerned about slowing the government down. He really likes the questions that were asked. As it was heard, the answers were “we could do it in a couple of years or we could do it in a couple of years faster.” He also likes the idea of thinking about things as needs verses wants and they have to really look into that. Bilbrey just does not like (and it's not really something for the Council and plans to address this with the MRC next time) the fact that they took the paperwork to the MRC and was asked the first time if they tabled it if it would be a problem and the gentleman back here said nope, not a problem. Later on when was asked again and they said they were going to table it, they said, “well we've already filed the paperwork, we just don't want to file an amendment with the Council and you know we want you to vote on this but we're not trying to handcuff you.” Bilbrey just wants to make sure that we are all aware (and it is not just him). If anybody watched those meetings or paid attention to any kind social media that happened after the 21<sup>st</sup>, that is exactly what everybody looks at it as. He understands deadlines and that the filing deadline was the 18<sup>th</sup>, which was coming before this, but they can't do that and then say, “well, we're not trying to handcuff you” because that is what that is. There was a motion to Table and Brandon Murphy pulled it off and when he voted he voted no. Bilbrey does think there is some merit to these projects here but just as to caution the Council, again, the whole promises that were made, we have to eventually look at if promises were kept and thinks the biggest

thing, in his opinion, is there is a concern because we are speeding the government up. We are not slowing it down. Nothing that has been done has slowed the government down from 2019. Thank God, the FBI is not investigating anybody that we know of and thank God, there is no indictments. That is wonderful but we've not done anything to slow government down. We have sped government up with the processes. Bilbrey looks at the Council as the last line of the fence so they should be cognizant of that. Again, he liked the fact it was mentioned that this is a needs verses wants thing. Questions called.

Richard Ivy, Deputy Mayor, is here on behalf of Muncie Friends of Conley Youth Soccer League and about this proposal that is before them. If the parking improvements are passed, he speaks to Councilman Green regarding running a soccer program in his district at the Ball Corp Plaza in addition to John Frank Football League using the facility as well. They actually use it in kind during the fall when they are in the heat of the season and there is a lot of work they could use over there as far as drainage and evening/leveling fields. He just would like that to be considered when the Council is asked what in their area would they like to consider for improvements. He just wanted them to know that. Also, he wants to invite them out on Saturday mornings, 8:00 AM to noon (arrive by 9:30 or you may not find anywhere to park). There are 3 weeks left with 217 medals he plans to order (tomorrow) for each participate and later present. He really appreciates it.

Brandon Murphy, MRC, wanted to speak a little bit about the MRC process and what is before the Council tonight. His concerns essentially were that this is a lengthy commitment, recalling seeing the year 2039 in these documents (or it may have been 2037 now that he thinks about it). Regarding the consolidated TIF, he knows he has been around long enough to know that some are concerned that there is a consolidated TIF and this would prolong perhaps the ability to dissolve that. They are all worthy projects and Murphy has no concerns about the projects. He just wanted to make that clear the Council that is why he also ultimately voted no but again, he thinks they're all worthy projects that the Council should consider. Questions called. Attorney Dan Gibson advises that a motion to delay approval is essentially an Introduction. A motion was made by Robinson and seconded by Ingram to delay a vote on res. 13-22. An all-in-favor vote showed 9 yeas and 0 nays. MOTION CARRIED.

RES. 14-22 refer bottom of page 16.

#### **OTHER BUSINESS:**

President Robinson states they are going to move into other business. Before they do, this month is Foster Care Awareness Month. There are currently over 150 foster youth in Delaware County alone. On behalf of the Council, he would like to thank all the supporting agencies and foster parents in Delaware County who provide the best resources and safe and loving homes for these kids and wants to encourage community members to learn more about how they can help support these agencies and foster families.

Councilman Polk refers to the award that has been sitting in front of him this entire meeting. He explains it is from the IDEA Conference that was held back in March. The Halteman Village Neighborhood Association, which Polk and Brad Marshall are both members, was awarded that for the park and things that they did to get it (kind of) off the ground. A lot of people don't realize or remember it was a dilapidated pool that had seen its better days so with the Neighborhood along with the City raising just over \$100,000 have finally created the first park to actually have equipment in District #4. That was one of the things that they did a presentation on at the IDEA conference, the good work done of the entire Neighborhood and not just the Board. He believes they had over 70 or 80 people contribute money to that. Additionally went out and got grants with matching grants of over \$50,000. They are still getting there but he but the next thing to do is to keep improving it a little bit at a time. That was what they were awarded and mentions he forgot to bring it

last month so was reminded by Mr. Marshall to bring it today. In closing, he just wanted everyone to know. President Robinson thanks Councilman Polk and Mr. Marshall for the work of the Neighborhood Association.

Councilwoman Selvey would like to mention that this week is Teach Appreciation Week and if she may speak on behalf of the Council, they are all aware of the long hours and sacrifice teachers endure to make their students the best they can be. It is not an easy job; yet, they show up daily knowing that for some of the students, a teacher can be one of the most important person in their lives. Happy Teach Appreciation Week.

Zane Bishop is here tonight on behalf of the City's Bicycle and Pedestrian Advisory Committee. At Bike-Ped, they strive to make our City safer, more comfortable and more convenient for people walking and biking. Tonight marks another celebratory calendar start of Bike Month. Muncie obviously has a lot of work to do on its streets and its planning but we've also come a long way. We were recertified as a bronze level bike-friendly community and many large-scale sidewalk projects were completed along key corridors. Bishop can throw in many stats on all the benefits of walking and biking but that would well exceed his time. He does want to say as we see with the growth downtown in the Canal District, people increasingly see the benefit of walkable and bikable. Not only cities but neighborhoods and certain areas of town. These modes are relatively inexpensive, met no pollution and they encourage a healthier community. He would also note that all of our officials and our community leaders have a moral obligation to keep our streets safe for people walking and biking and driving and obviously, there is never concerns about safety. We see it with driving, certainly, with a number of collisions but the people walking and biking are the most vulnerable on our streets. This month in particular Bishop wants to encourage the Council and all the other officials in the room to experience our City and the way many of their constituents do, by foot and by wheel. When they do this, he wants them to notice how the experience feels both physically and psychologically. You may notice how you're constantly looking over your shoulder, dodging obstacles, getting splashed on, getting yelled at and waiting for drivers to not yield to you when they rightfully should. He doesn't know everyone in this room but some may have negative thoughts of people who are walking and biking and they might frustrate you when you're driving and think that they're holding you up but they're not following the rules. On this, he wants to note that many of the rules on the systems that are in place do not actually protect people on our streets. They do not protect from dangerous, impatient or intensive drivers. While you're walking or biking, he wants you to notice that you are at a place of disadvantage, despite benefiting the city more than drivers. If you have any questions, want to share your experiences, want to translate the poor treatment of people walking and biking into action, feel free to reach out to the Committee. Otherwise, he just wants to thank them for their time and leadership.

Don Morris states he is going to try to remain calm, whether they can believe it or not. He begins by stating he is working with Sherriff Skinner pretty good and believes he has done the most for his daughter's case or at least more than anyone has. He is letting a specific individual work it and he has been working it good. The only problem Morris is having now at this point is getting answers out of them. He wants to believe they're doing their job but when they don't come to him or contact him... They say they got all the answers but yet Morris doesn't have answer. What hurts him the most, not only his daughter being missing but his granddaughter. She is with a woman that has is no blood to her. He thinks there is something that all of us could work together and do because he believes it was due to corruption. He has heard Robinson say there is no corruption at this point but until we fix the things that are corrupt... Just like it was earlier mentioned about the old Chevy plant, until we clean up that mess, it is still going to be a mess. We are just hiding it and covering it up. As citizens and councilmembers, he hopes we can all work together to try to solve this case that has been going on a long time which was due to corruption. Trust him, he knows. He was there, when

this happened to his daughter, and knows that the officials were hiding things and has dealt with them and went to them only for them to cuss his sister out for going to them. The officials that were supposed to help the community were doing this. Jill Gonzales had a court hearing 6 days before she died and a lot of that court hearing was due to his granddaughter through the corruption through the courts. She died 6 days before he could get the answers to what really happened through the court system over his daughter and granddaughter. She was illegally adopted through Florida which Morris had guardianship over his daughter so she (woman) should have never, ever legally took his granddaughter to Florida like she did. He is just asking for them to help him pull any strings they can to move Skinner forward on this case. They say they have 2 main things to bring his granddaughter back and we're all questioning Skinner all this time. Morris thinks they killed his daughter because they stole his granddaughter. The bad thing is that CPS just took a family from the same people that took his granddaughter 2 weeks prior to that. If that does not raise questions that they stole his granddaughter and offed his daughter to do so... What puzzles him is that everyone says it is the County's problem. It is not the County's problem, it's everybody in this town's problem. If we don't all work together, City and County, we're never going to have a City. We are going to keep battling and it's like the Democrats and the Republicans. We can't keep banging heads. We have to all work together. That is what makes a community. If everybody doesn't speak up on this... Morris was told to take it to the Attorney General. The Attorney General sent somebody to them who just dropped the ball. He hates to say it because he was recommended by one of the councilmembers but that guy just did not do his research. If he had done his research, he would probably have his granddaughter today. He seen that guy come up here at this very podium and talk and man it just ate him up because he just so happened to not be here that day. He wishes he was here because he would have had something to say to that man because he did not sincerely do his job. He should not be there and Morris can honestly say that because he knows what was done was improperly done and he just let it slide right through. Morris thinks he should have investigated that a lot more. All of us need to speak up about a lot more and quit just letting it all float away. He is not going to go away. He is going to be here. He was born in this town. He is 59 in December and claims he is too old to go anywhere. He has a good reputation in this town. They could ask anybody around and they will say that he does good, quality work here. He has built this town and fixed more demos than they could ever imagine. What really makes him mad is that the Mayor walks off and claims that he doesn't care about the people in this town or he would have stayed in here to listen because he was supposed to go to the State over this case but failed to do that as well. In closing, Morris thinks we just need to all work together for our community.

Teresa Dodd is here to speak for her brother, Michael Coates. The month of May is not a good month for her as it marks 3 years since her brother, Michael, was murdered. May 19<sup>th</sup> was the last day her mom seen and talked to her brother. On May 20<sup>th</sup>, her brothers body came up through the sewer on a conveyor belt connected to the concrete floor at the Muncie Water Waste Treatment Plant. At this time, nobody knew that it was Michael, except for the killer. May 22<sup>nd</sup>, their worst nightmare. The cops came to her mom's work and she was called over to identify her brother by pictures only. They were told that they didn't want to physically go identify his body as it was too bad. May 28, 2019, they buried her brother with no open casket or goodbyes. She just doesn't understand with all the information that has been given to the detectives why this case is not solved. She is here because she needs help. She needs help keeping the investigation alive and needs to keep it in the public eye. She needs people with a little pull to take interest and to ask questions. She needs advice to people that may help. She doesn't want her brother forgotten or his case just sitting on someone's desk. She needs answers and her brother needs justice.

Dave Dodd is going to echo some of the things his wife previously stated before him. He always speaks from his heart and states he wrote this from the heart. He is here to talk about his brother-in-law

Michael Coates, found 3 years ago this month at the Muncie Waste Water Treatment Plant and was last seen by his mother the morning before his body showed up at the plant. Michael was last seen on May 19, 2019. His body showed up at the plant on May 20<sup>th</sup> in the morning. Michael's body was identified on the 22<sup>nd</sup> of May. They have tried to keep the investigation moving by calling and keeping in touch with the investigating officers. They have also put up posters and tried having events like awareness walks, walking in parades and posting on social media to get info that may be useful to end to the investigation but it seems like the case is going nowhere. They have joined together with other families in the community that have loved ones that are missing or murdered to have a louder voice. They have turned over information that was given through people who have contacted them on social media and other forms of communication. Most of the information has been overlooked or not even looked into at all. They have been told to rest assured that this is a very active case that it is being looked into. Dodd can say it is impossible to rest. You don't get any rest. When you are working or doing some activity and as soon as you stop, your lost loved is back on your mind. When you try to sleep at night, nightmares will drive you crazy and you wake up in the middle of the night because the nightmares will not stop. Every empty moment that you have is occupied with the thoughts of your lost loved one. It never stops. That is why he comes here to the City Council meeting and to the events and awareness walks, to keep his lost loved one alive in hopes of getting the answers/closure/rest that they are talking about when they say, "rest assured." You see, you never get rest when you don't have the answers about your lost loved one and you won't and don't understand unless it happens to one of your loved ones that, God forbid, it ever happens. If it does, you will then understand the nightmare they live. They just want the answers so they can rest. That is all they ask for, rest knowing they have done all they can do for their lost loved one.

Andrew Popp refers to the budget and notices a recurring firm claiming the City is doing a lot of things with budgetary items. He refers to 2019 being a disaster, 2020 being rough while last year was a little better. He would like to see them go ahead and start thinking about the budget process for this year in getting the meetings planned and the numbers and everything in line. On the topic of the bond, which was delayed on the vote, he insists he is going to try to get with Mayor Ridenour to try to better understand that. He likes where Robinson was going with it, when the City has been paying for everything in cash that limited the debt occurred during this last 4 years and wants to better understand where the Mayor is going. Maybe it is a great idea in which Popp just doesn't understand yet. With that said, he refers to the parks and how there is a lot of great ideas out there. He knows Councilwoman Selvey has been working on a skate park. Cowing Park, he states, need parking, sidewalks and the basketball court redone while the multi-purpose court and handball courts are atrocious. If there were any money left over after all the big park projects, any of those would be really nice to have.


Audie Barber would like to thank the Council for sitting here and listening for more than 3 minutes to these people. The last meeting he was in, he was shut off and the meeting was adjourned without a vote. The purpose of that was the manhole at 8<sup>th</sup> and Meeker. He claims it was said that the manhole covering was going to take 10 days (which is done now – all except the asphalt) but it actually took 5 days. He said it would be 3-5 days which the first day was a rain day so they did a cut and took some equipment out. They put the manhole in the next day. They stacked it out the day after that. They poured \$33,000 worth of flow able fill into it and were waiting on asphalt on Thursday and didn't do anything to it on Friday. Barber claims he hasn't been down there today because he came straight from work to this meeting. He saw some things on social media and there was comment made that Mr. Brand shut him off because he was afraid he was going to cuss and something to do with the FCC. Barber claims we don't use the FCC anymore and we don't have a TV channel. We don't put our meetings on those channels anymore and all of the meetings are on Facebook. Again, that is not covered by FCC so anything said on Facebook or in a meeting is not covered by the FCC.



Facebook controls all of that. Another thing regarding the woman that posed on the MSD Board site who called the Mayor's office and was concerned with the way they did him and was informed by one of the ladies in the Mayor's office (and nobody would fess up to it) that the reason they shut him off was because he cussed. Barber claims he never cussed in that meeting. The woman that made the comment looked back and went back through the meeting and Barber never cussed in that meeting. The only time he cussed was when they shut him off and he had about a minute left. As he said, that project should have cost a maximum \$60,000 meanwhile there is \$158,000 in that project that is supposed to take 10 days. Guess what? It is done. So, let's see how our guaranteed savings really work on these projects. He hopes and prays that these projects are bid out the way they are supposed to be from now on. He informs he has talked to some attorneys and FBI agents that say that the way they're doing them, they feel, is illegal. But, there needs to be a Prosecutor to prosecute them and that is where they are at. Looking at getting a Prosecutor to prosecute them. They need to go buy the books as the Council here all go by the books so let's make everybody accountable in this City. Make them go by the book and quit all the bullshit.

**ADJOURNED:**

A motion was made by Polk and seconded by Clark to Adjourn. A vote by acclamation showed 8 yeas and 1 nays (Robinson). ADJOURNED.

  
\_\_\_\_\_  
Jeff Robinson, President of the  
Muncie Common Council  
\_\_\_\_\_  
Belinda Munson, Muncie City Clerk  
of the Muncie Common Council